



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD

September 14, 2007

MINUTES

PRESENT:

Ms. Anne Sheehan, Chief Deputy Director, Department of Finance
Will Semmes, Chief Deputy Director, Department of General Services
David O'Toole, Deputy Controller, State Controller's Office
Francisco Lujano, Deputy Treasurer, State Treasurer's Office

STAFF PRESENT:

Greg Rogers, Administrative Secretary
Brian Dewey, Assistant Administrative Secretary
Teresa Bierer, Assistant Administrative Secretary
Jim Martone, Assistant Administrative Secretary
Deborah Cregger, Counsel to the PWB
Matt Schuller, Budget Analyst
Nathan Brady, Budget Analyst
Stephen Benson, Budget Analyst
Jacqueline Sapp, Budget Analyst
Andy Ruppenstein, Budget Analyst
Lucinda Winward, Budget Analyst
Stan Hiuga, Budget Analyst
John Silva, Budget Analyst
John Ponce, Budget Analyst
Chris Sanford, Secretary to the Public Works Board

OTHERS PRESENT:

Henry Nanjo, Department of General Services
David Wrightsman, California Community Colleges
Liz Steller, Department of Parks and Recreation
Kelly DiPinto, Department of Parks and Recreation
Gerry Clark, Department of General Services
Liz Yokoyama,
Amy Cecchetti, California Tahoe Conservancy
Paula Gutierrez, Department of General Services

CALL TO ORDER AND ROLL CALL:

Ms. Anne Sheehan, Chairperson of the SPWB and Chief Deputy Director of the Department of Finance, called the meeting to order at 10:02 a.m. Mr. Greg Rogers, Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.
The first order of business was approval of the Minutes from the September 14, 2007 meeting.

Staff had reviewed the minutes and recommended approval and adoption.

A motion was made by Mr. Semmes and Second by Mr. O'Toole to approve the minutes from the September 14, 2007 meeting.

The minutes were approved by a 4-0 vote.

BOND ITEMS:

Mr. Rogers then reported that there were a total of 15 bond items on the agenda. Staff noted a change to the Bond portion of the Agenda. Bond Item #9 and Bond Item #10 for the Department of Corrections and Rehabilitation had been pulled from the Agenda due to a pending lawsuit challenging the authority in AB 900, which authorized \$7.4 billion of lease revenue bonds for Corrections.

On August 8, 2007, the Taxpayers for Improving Public Safety ("TiPS") filed a lawsuit seeking declaratory relief to invalidate AB 900 and to enjoin the sale of the Board's lease revenue bonds authorized in AB 900 for the construction of prison and county jail facilities. Plaintiffs alleged that the AB 900 Bonds would violate the constitutional debt limit the State had filed pleadings opposing the lawsuit and requested that the lawsuit be dismissed as insufficient to sustain a cause of action. The State contended that the AB 900 Bonds were valid based on well-established case law which identifies these types of lease revenue bond transactions as exceptions to the constitutional debt limit. The first hearings on the TiPS lawsuit were scheduled for September 21 and September 25, 2007.

The Attorney General and Bond Counsel currently expect that they will deliver their customary opinions approving the validity of the Bonds offered hereby, including the CDCR Bonds – the CDCR Bonds to be issued in October are authorized under authority other than AB 900.

Bond Item #1 was for the Department of General Services and Judicial Council of California's project titled '*Fifth Appellate District Courthouse*'. This item would authorize the sale of lease revenue bonds for this project and approve the forms of documents in the Board's package that were specified in the resolution. The maximum par value of the bonds for this series would be no more than thirty-two million dollars (\$32,000,000) and the maximum true interest cost would not exceed 6.25 percent. Staff recommended adoption.

A motion was made by Mr. Francisco and Second by Mr. Semmes to approve Bond Item #1

Bond Item #1 was approved by a 4-0 vote.

Bond Item #2 was for the California Conservation Corps' project titled '*Camarillo Satellite Relocation / Construction, Replace Facility*'. The requested action would adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. Staff recommended adoption.

A motion was made by Mr. Semmes and Second by Mr. Francisco to approve Bond Item #2

Bond Item #2 was approved by a 4-0 vote.

Mr. Rogers stated that due to the large number of Bond Items this month, staff would like to combine the actions of the regular CalFire Bond Items 3, 4 and 5 that were brought for approval of interim financing into a single vote. They were for various projects throughout the state. The requested actions would adopt resolutions, supplemental resolutions, or amended and restated resolutions authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds. Staff recommended adoption.

**A motion was made by Mr. Francisco and Second by Mr. Semmes to approve
Bond Items #3, 4, and 5
Bond Items #3, 4, and 5 was approved by a 4-0 vote.**

Bond Item #6 was for the Department of Forestry and Fire Protection's Various projects. This item would authorize the sale of lease revenue bonds for these projects and approve the forms of documents in the Board's package that were specified in the resolution. The maximum par value of the bonds for this series would be no more than fifty-two million dollars (\$52,000, 000) and the maximum true interest cost would not exceed 6.25 percent. Staff recommended adoption.

**A motion was made by Mr. O'Toole and Second by Mr. Francisco to approve
Bond Item #6
Bond Item #6 was approved by a 4-0 vote.**

Bond Item #7 was for the Department of Corrections and Rehabilitation's project titled '*California Correctional Center, Wastewater Treatment Plant Modifications*'. The requested action would adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. Staff recommended adoption.

**A motion was made by Mr. Semmes and Second by Mr. Francisco to approve
Bond Item #7
Bond Item #7 was approved by a 4-0 vote.**

Bond Item #8 was for the Department of Corrections and Rehabilitation's project titled '*Deuel Vocational Institution, New Wastewater Treatment Plant*'. The requested action would adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. Staff recommended adoption.

**A motion was made by Mr. O'Toole and Second by Mr. Semmes to approve
Bond Item #8
Bond Item #8 was approved by a 4-0 vote.**

Bond Item #11 was for the Department of Corrections and Rehabilitation's project titled '*San Quentin State Prison, Central Health Services Building*'. The requested action would adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. The authority for this project, Senate Bill 99, was enrolled on September 10th and has not yet been signed by the Governor. Staff recommended adoption of this bond item contingent on enactment of SB 99.

**A motion was made by Mr. Semmes and Second by Mr. Francisco to approve
Bond Item #11
Bond Item #11 was approved by a 4-0 vote.**

Bond Item #12 was for two of the Department of Corrections and Rehabilitation's projects titled '*Southern Youth Correctional Reception Center and Clinic, Specialized Counseling Program and Beds*' and '*California Medical Facility, Mental Health Crisis Beds*'. This item would authorize the sale of lease revenue bonds for these projects and approve the forms of documents in the Board's packages that were specified in the resolution. The maximum par value of the bonds for this series would be no more than forty-five million dollars (\$45,000, 000) and the maximum true interest cost would not exceed 6.25 percent. Staff recommended adoption.

**A motion was made by Mr. O'Toole and Second by Mr. Francisco to approve
Bond Item #12**

Bond Item #12 was approved by a 4-0 vote.

Bond Item #13 was for the Department of Education, State Special School's project titled '*Academic Support Cores, Bus Loop and Renovation*'. The requested action would adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. Staff recommended adoption.

**A motion was made by Mr. Francisco and Second by Mr. Semmes to approve
Bond Item #13**

Bond Item #13 was approved by a 4-0 vote.

Bond Item #14 was for the Department of Food and Agriculture's projects titled 'Truckee Agriculture Inspection Station, Truckee, Relocation'. This item would authorize the sale of lease revenue bonds for this project and approve the forms of documents in the Board's packages that were specified in the resolution. The maximum par value of the bonds for this series would be no more than nineteen million dollars (\$19,000, 000) and the maximum true interest cost would not exceed 6.25 percent. Staff recommended adoption.

**A motion was made by Mr. Semmes and Second by Mr. Francisco to approve
Bond Item #14**

Bond Item #14 was approved by a 4-0 vote.

Last was Bond Item #15. This item was for various Bond Items that were approved by the Board at the July 13, 2007 meeting, contingent on the passage of the 2007 Budget. The 2007 Budget Act has been enacted and these items had been vetted by Staff to assure that the appropriations for each item were included in the enacted budget as described in the prior staff analyses. Staff recommended confirmation of the approved Bond Items from July's meeting.

**A motion was made by Mr. Semmes and Second by Mr. Francisco to confirm
Bond Item #15**

Bond Item #15 was confirmed by a 4-0 vote.

The representatives for the State Controller's Office and the State Treasurer's Office (Mr. David O'toole and Mr. Francisco Lujano) were excused from the Board.

CONSENT CALENDAR:

Mr. Rogers noted one change to the Consent Calendar. Consent Item 17 was pulled from the Agenda and would return next month. Staff also made a special note of Consent Item 26. This was for Department of Parks and Recreations project titled '*Angel Island State Park, Immigration Station Area Restoration*'. This item had been approved by the Board last month for an augmentation of \$300,000. However, the amount of the requested augmentation should have been \$300,125. Although the 20-day letter that was sent to the Legislative Committees and the staff analysis did reflect the correct amount, the requested approval for the higher mount was needed to complete the project.

Altogether the Consent Calendar covered items numbered 16 and 18 through 36

In summary, these items proposed:

- 3 requests to authorize site selection [18,24]
(including 1 request to authorize acquisition as well [16])

- 2 request to authorize acquisition of real property [21,22]
- 1 request to authorize acquisition of real property through the acceptance of a no-cost acquisition [20]
- 1 requests to authorize acquisition [19]
- 1 request authorize the exchange of real property [23]
- 8 requests to approve preliminary plans [25,27,30,31,32,33,34,36]
- 1 requests to approve augmentation [26]
- 1 request to approve performance criteria and concept drawings [28], which is equivalent to preliminary plans. Similar to Bond Item #11, the authority for this project, Senate Bill 99, was enrolled on September 10th and has not yet been signed by the Governor. Staff recommends approval of this item contingent on enactment of SB 99.
- 1 request to establish project scope, cost, and schedule and approve use of inmate ward labor [29]
- 1 request to recognize scope change to terminate project [35]

There was **one** 20-day letter for this Consent Calendar.

(LETTER 1)

The letter was for Consent Item #35 California Community Colleges project titled 'Classroom / Lab Complex City College of San Francisco – Ocean / Phelan Campus', in San Francisco County.

—The letter, noticing Department of Finance's intent to approve scope change to terminate the project was sent to the appropriate Legislative Committees on August 20, 2007 has expired without comment.

In summary: staff recommended approval of the **Consent Calendar** consisting of Items numbered 16 and 18 through 36, and that approval of Item 28 is contingent on enactment of SB 99.

Ms. Sheehan asked to clarify if the CCC's Consent Item #35 was the same project that had been brought to the Boards attention in the previous months.

Mr. Schuller, staff for the PWB, said that this one was new.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve the Consent Calendar

The Consent Calendar was approved by a 2-0 vote.

ACTION ITEMS

Mr. Rogers reported that there were three Action Items on this agenda. Action Item #37 was for the Department of General Services and Judicial Council of California's project titled '*New Antioch Area Courthouse (AKA East Contra Costa Court)*'. The requested action was to authorize the exchange of real property.

Teresa Bierer, staff to the Board, gave background concerning this project including:

- The exchange agreement was contingent upon the transfer of the Pittsburg-Delta Court Facility to the State.
- The Transfer of Responsibility from the County of Contra Costa to the State occurred on May 26, 2006
- The Transfer of Title from the County of Contra Costa to the State occurred on December 28, 2006
- The Administrative Office of the Courts intends to develop and construct a New Antioch Area Courthouse to include a building containing 7 new courtrooms (73,500 sf), and approximately 700 surface parking spaces.
- The total project cost is \$66.2 million from the SCFCF
- Project schedule: Site Selection approved by the SPWB on July 14, 2006, Acquisition completion May 2008, and construction completion October 2010

Eunice Calvert Banks, Project Director from the AOC, also gave a similar overview along with detailed maps of the planned exchange.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve

Action Item #37

Action Item #37 was approved by a 2-0 vote.

Mr. Rogers then reported on Action Item #38, for the California Tahoe Conservancy's project titled '*Upper Truckee River Restoration Acquisition, Tahoe Pines Campground*' in El Dorado County. The requested action was to authorize the acquisition of real property through the acceptance of a no-cost acquisition. This item was brought to the Board's attention because this is not a typical acquisition. Although the property was technically being offered to the state at no cost by the California Wildlife Federation, the funds used to acquire the property from the current owner being provided by two state local assistance grants, \$3,011,000 from the Resources Agency and \$1,180,000 from the Tahoe Conservancy.

Furthermore, while this property represented a unique opportunity to preserve, protect, and enhance significant riparian habitat along the North Upper Truckee River in the Tahoe Basin, it should be noted that this property would result in additional management efforts in the future. Because this property was severely degraded, the Conservancy intends to restore this property and provide limited public access in the near future.

Mr. Bruce Eisner, Staff for the California Tahoe Conservancy provided a brief overview of the project, including the Conservancy's long-term development plans and interim management strategy for the property.

Ms. Sheehan asked who owned the land currently.

Mr. Eisner answered that the land was in private ownership currently but would be acquired by the Resource Agency and the Tahoe Conservancy.

Ms. Sheehan asked why the acquisition was being headed by the Wildlife Federation versus the Tahoe Conservancy.

Mr. Eisner answered that this was due in order to leverage the most from the Conservancy's budget and the grants from the Resource Agency.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve

Action Item #38

Action Item #38 was approved by a 2-0 vote.

Action Item #39 was for the California Tahoe Conservancy's project titled '*Soil Erosion Control and Water Quality Protection Project*', in El Dorado County. The requested action was to establish scope and cost for the Angora Creek Soil Erosion Control and Water Quality Protection Project

In response to the June 2007 Angora Creek fire that destroyed 242 homes and burned approximately 3,100 acres in South Lake Tahoe, including roughly 120 acres of state lands managed by the Conservancy and State Parks, the Conservancy immediately began working on improving the devastated area. Consistent with two Executive Orders issued by the Governor, requesting agencies to (1) take immediate action to address public health and safety issues and to protect Lake Tahoe's water quality and (2) fully cooperate with act expeditiously in recovery efforts, the Conservancy responded in large part by initiating this project.

Although some of the early work associated with this project has already begun, such as the removal of dead and dying trees and other hazards that pose health and safety risks, the Conservancy was now requesting the Board approve the scope and cost for this project to ensure this essential work continues. While such approval should have been secured sooner, given the circumstances, staff felt the Conservancy acted in the best interests of the state and recommended approval.

Mr. Eisner reported about the efforts made to complete this project.

Ms. Sheehan complimented the Conservancy's staff and the other agencies involved with this project on how quickly they have responded to the effort of restoration.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve

Action Item #39

Action Item #39 was approved by a 2-0 vote.

OTHER BUSINESS:

Mr. Rogers reported that there was one item under Other Business to bring to the Boards attention. This item is an information item.

In October 2006, the Office of State Audits and Evaluations (OSAE) was conducting an audit of the Proposition 13 bond funds. The Proposition 13 bond provided funding for the Watershed Science Research Center project (Watershed Project) on the University of California Davis campus. The audit discovered that the Watershed Project expenditures were in compliance with the budget authority. However, the audit also revealed that, while the Watershed Project was budgeted in the standard streamlined project funding items, it did not contain the provisional language necessary to allow for the streamline process. (The streamline process delegates the responsibility to the University of California to act in lieu of the State Public Works Board (SPWB) in the oversight of streamlined projects and ensure they are built with the approved state scope and cost.) Since the provisional language that provides for this delegated authority was missing, the Watershed Project should have gone through the normal SPWB approval processes, which it did not.

The Watershed Project was appropriated in Item 6440-302-6014, Budget Act of 2002. The University had requested the Watershed Project be budgeted as a streamlined project. Unfortunately, neither the University nor the Department of Finance staff recognized and corrected the budget item to add the necessary provisional language. Further complicating matters is the fact that when the Watershed Project was built, the University of California staff, at both the campus and the President's Office, did not fully understand that the budget item

number does not give the delegated authority for streamlining projects. Rather the provisional language provides that authority. The President's Office is now very clear on this matter and has taken several steps to ensure this type of incident does not occur again. These steps are as follows:

1. The President's Office has implemented new internal controls to ensure more effective review and analysis of the annual budget act to make certain that the appropriate/necessary provisional language is provided for all capital outlay projects.
2. The University is conducting a comprehensive training program for campus staff charged with the implementation of capital outlay projects that will result in additional review and analysis in the administration of projects using the streamlining process.
3. The campuses and the Office of the President will be cross-checking each other on the administration of streamlined projects.

Ms. Sheehan asked for the representative from the President's Office to speak.

Ms. Pat Romero from the University of California's Office of the President spoke of what internal controls were now taking place for thorough reviews of projects and assured the Board that proper provisional language would be cross checked to ensure no future mistakes of this nature would happen again.

REPORTABLES:

Mr. Rogers stated that there were **three** reportable items for this month that staff have approved under authority delegated by the Board.

NEXT MEETING:

Mr. Rogers then stated that the next meeting is set for **Friday, October 12, 2007, at 10:00 AM, here at the State Capitol, in this Room 113.**

Ms. Sheehan asked if there were any comments or questions from the public before adjournment.

No answer was forthcoming

Ms. Sheehan then adjourned the meeting at 10:35 a.m.



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

AGENDA AND STAFF ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday
September 14, 2007**

The **STATE PUBLIC WORKS BOARD** will meet on, Friday September 14, 2007, at 10:00 a.m. in Room 113 in the State Capitol, Sacramento, California. In accordance with provisions of Section 11125 of the Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Friday

September 14, 2007

10:00 a.m.

Room 113

State Capitol

Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, Controller, State Controller's Office
Bill Lockyer, Treasurer, State Treasurer's Office

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Senator Darrell Steinberg, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Carole Migden, Legislative Advisor

II. Approval of minutes from the August 10, 2007 meeting
Report on conditional approvals of last meeting.

III. Bond Items	Page 4
IV. Consent Items	Page 46
V. Action Items	Page 104
VI. Other Business	Page 117
VII. Reportables	Page 117

BOND ITEM

BOND ITEM – 1

**DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COUNCIL OF CALIFORNIA (0250)
FIFTH APPELLATE DISTRICT COURTHOUSE
FRESNO COUNTY**

*Authority: Chapter 379/02, Item 0250-301-0660 (2)
as reappropriated by the Budget Acts of 2003 and 2005
Chapter 38/05, Item 0250-301-0660 (1)*

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—The Judicial Council of California, 2007 Series G, Fifth Appellate District Courthouse.
2. Approve the form of and authorize the execution of a Supplemental Indenture between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of the Site Lease between the Judicial Council of California and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Judicial Council of California and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement between the Judicial Council of California, the State Public Works Board, and the State Treasurers Office.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$24,907,561
Estimated Par Value of Bonds to be Issued:	\$27,400,000
"To Not Exceed" Par Amount to be Approximately:	\$32,000,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 1

Department of General Services
Judicial Council of California
Fifth Appellate District Courthouse
Fresno County

Action Requested

The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, facility lease, continuing disclosure agreement and the delivery of a preliminary official statement and an official statement.

Scope Description

This project is within scope. This project constructs a new Appellate courthouse to replace the existing leased facility located in Fresno for the Fifth Appellate District Court. The State has acquired two parcels totaling 2.05 acres for use as the building site and related surface parking. The project will construct a new courthouse consisting of three stories and approximately 61,000 square feet. The project scope includes modular furniture, utilities, site work, landscaping and surface parking.

Funding and Cost Verification

This project is within cost.

\$25,805,400 total estimated project costs

\$2,540,000 project costs previously allocated: acquisition \$1,031,000, preliminary plans \$475,000, and working drawings \$1,034,000

\$23,265,400 project costs to be allocated: construction \$21,011,000 (construction contract \$18,201,000, construction contingency \$910,000, A&E Services \$718,324, and other project costs \$1,181,676)

CEQA

The CEQA documentation is complete. A Notice of exemption was filed with the State Clearinghouse on April 2, 2003 and the waiting period expired on May 8, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2004
Approve working drawings:	July 2005
Complete construction:	December 2007

Due Diligence Status

The State acquired the site in March 2004, and due diligence activities were completed at that time.

Staff Recommendation: Adopt resolution

BOND ITEM

BOND ITEM – 2

**CALIFORNIA CONSERVATION CORPS (3340)
CAMARILLO SATELLITE RELOCATION / CONSTRUCTION, REPLACE FACILITY
VENTURA COUNTY**

*Authority: Chapter 38/05, Item 3340-301-0660 (2)
Chapters 171 and 172/07, Item 3340-301-0660 (1)*

Adopt a supplemental resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$17,432,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 2

California Conservation Corps
Camarillo Satellite Relocation / Construction, Replace Facility
Ventura County

Action requested

The requested action will adopt a supplemental resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease-revenue bonds.

Scope Description

This project is within scope. The California Conservation Corps proposes to construct a new facility of approximately 48,600 square feet that would replace its existing satellite facility on the California State University Channel Islands campus. The proposed new facility would consist of an administration building, educational and recreational buildings, four residential buildings, a multi-purpose building, a hazardous materials storage building and a warehouse. Additionally, development of the site would include paved surfacing for service & staging areas, walkways, driveways and parking. The new facility would accommodate up to 104 corps members and 35 employees.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172/07, Item 3340-301-0660 (1) provides new appropriation for the construction funds. (See attached spreadsheet for project specific details).

\$18,959,000 total estimated project costs

\$1,527,000 project costs previously allocated for PP's & WD's:

\$17,432,000 project costs to be allocated:

CEQA

CEQA document was filed with the State Clearinghouse on May 10, 2001.

Project Schedule

The project schedule is as follows:

Approve Proceed to Bid: July, 2007

Complete construction: July, 2009

Staff Recommendation: Adopt supplemental resolution

BOND ITEM

BOND ITEM – 3

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ALMA HELITACK BASE, REPLACE FACILITY
SANTA CLARA COUNTY**

*Authority: Chapter 157/03, Item 3540-301-0660 (1)
Chapter 038/05, Item 3540-301-0660 (.5)
Chapter 47&48/06, Item 3540-301-0660 (.1)*

Adopt a supplemental resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds consistent with increased project authority.
2. Authorize the sale of State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$7,398,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 3

Department of Forestry and Fire Protection
Alma Helitack Base, Replace Facility
Santa Clara County

Action Requested

The requested action will adopt a supplemental resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds.

Scope Description

This project is within scope. The project authorizes land acquisition and the construction of a standard CDF 2-engine, 3-bay apparatus building, a 22-bed barracks/mess hall, a helicopter hangar building, a storage building, and an emergency generator building, and site work including demolition. This project also includes the construction of a new helicopter landing pad, foundation for a 45' communications tower, and the relocation of existing items on site.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$8,611,000, including \$1,213,000 General Funds and \$7,398,000 Public Buildings Construction Funds (lease revenue bond fund), for preliminary plans, working drawings, and construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$6,469,000 on September 9, 2005. The project has since received additional lease revenue bond fund appropriation of \$929,000. The requested action will increase the bond authority to \$7,398,000 consistent with the new project authority.

\$8,696,000 total estimated project costs

\$8,611,000 total authorized project costs

\$1,630,000 project costs previously allocated: acquisition 1,213,000 and preliminary plans \$417,000

\$6,981,000 projects costs to be allocated: working drawings \$421,000 and construction \$6,560,000 (\$5,673,000 contract, \$284,000 contingency, \$565,000 A&E and other project costs, and \$38,000 agency retained)

\$85,000 anticipated deficit

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 23, 2003, and the waiting period expired on May 24, 2003.

Due Diligence Status

All Due Diligence is completed.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2008
Complete construction:	October 2009

Staff Recommendation: Approve supplemental resolution

BOND ITEM

BOND ITEM – 4

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BAUTISTA CONSERVATION CAMP, REPLACE MODULAR BUILDINGS
RIVERSIDE COUNTY**

*Authority: Chapter 379/02 Item 3540-301-0660 (20)
Chapter 208/04 Item 3540-301-0660 (6)
Chapter 38/05 Item 3540-301-0660 (3.9)
Chapter 47/06 Item 3540-301-0660 (5.4)
Chapters 171 and 172/07, Item 3540-301-0660 (10)*

Adopt an amended and restated resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$ 8,765,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 4

Department of Forestry and Fire Protection
Bautista Conservation Camp, Replace Modular Buildings
Riverside County

Action requested

The requested action will adopt an amended and restated resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease-revenue bonds.

Scope Description

This project is within scope. The project will replace modular buildings in the Bautista Conservation Camp. The project includes: five 1,553 square-foot (sf) dormitory buildings; a 4,846 sf kitchen/mess hall building; a 2,929 sf Bachelor Officers Quarters (BOQ); installation of back-up generator to supplement existing generator; water storage facilities; and demolition of existing modular buildings and site work.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$8,905,000, including \$140,000 General Fund and \$8,765,000 Public Buildings Construction Fund (lease revenue bond fund), for preliminary plans, working drawings, and construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$4,798,000 on September 9, 2005. The project has since received additional lease revenue bond fund appropriation of \$4,007,000 and excess authority of \$40,000 available for reversion. The requested action will increase the bond authority to \$8,765,000 consistent with the new project authority. The project costs are as follows:

\$8,905,000 total estimated project costs

\$8,905,000 total authorized project costs

\$540,000. project costs previously allocated: preliminary plans \$168,000; working drawings \$360,000; and construction \$12,000

\$8,365,000 project costs to be allocated: working drawings \$156,000 (\$10,000 agency retained); construction \$8,209,000 (\$6,944,800 contract, \$486,100 contingency, \$770,100 A&E and other project costs, and \$20,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 31, 2000 and the waiting period expired on March 1, 2000.

Due Diligence

The Department of General Services prepared a Summary of Conditions Memo in December 2004 and did not identify any outstanding issues.

Project Schedule

The project schedule is as follows:

Approve working drawings:	January 2008
Complete construction:	July 2009

Staff Recommendation: **Adopt the amended and restated resolution**

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BOND ITEM

BOND ITEM – 5

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
GROWLERSBURG CONSERVATION CAMP, REPLACE FACILITY
EL DORADO COUNTY**

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (8)

Adopt resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$ 45,534,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 5

Department of Forestry and Fire Protection
Growlersburg Conservation Camp, Replace Facility
El Dorado County

Action requested

The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease-revenue bonds.

Scope Description

This project is within scope. The project provides for the replacement of the existing conservation camp facilities on the current state owned site. The project will include: 132-person inmate barracks (13,631 sf); kitchen/messhall (8,366 sf); administration building (4,000 sf); 24-bed officers quarters (6,000 sf); inmate recreation, hobby, and multipurpose buildings (6,580 sf); inmate staging area/restroom (1,000 sf); warehouse facility for fire equipment & supplies (7,000 sf); carpentry shop (7,000 sf); sawmill, planer shed, pole barn buildings (9,600 sf); vehicle wash rack with recovery/recycle equipment (7,500 sf); generator building (800 sf) and related equipment; demolition and site work.

Funding and Cost Verification

This project is within cost. The appropriation for this project provides \$45,534,000 for preliminary plans, working drawings and construction.

\$45,534,000 total estimated project costs

\$45,534,000 total authorized project costs

\$45,534,000 project costs to be allocated: preliminary plans \$2,383,000, working drawings \$2,132,000, and construction \$41,019,000 (\$34,016,000 contract, \$1,701,000 contingency, \$5,264,000 A&E and other project costs, and \$38,000 agency retained)

CEQA

A Mitigated Notice of Determination will be produced during the Preliminary Plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	November 2008
Approve working drawings:	March 2010
Complete construction:	November 2013

Staff Recommendation: Adopt resolution

BOND ITEM

BOND ITEM – 6

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
DEW DROP FOREST FIRE STATION, PIONEER, REPLACE FACILITY
AMADOR COUNTY**

*Authority: Chapter 106/01, Line Item 3540-301-0660, Schedule (9), as reappropriated by the Budget Acts of 2002, 2003 and 2004, and as partially reverted by the Budget Act of 2005;
Chapter 208/04, Line Item 3540-301-0660, Schedule (5);
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.7); and
Chapters 47 and 48/06, Line Item 3540-301-0660, Schedule (5.2)*

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HARTS MILL FOREST FIRE STATION, BERRY CREEK, RELOCATE FACILITY
BUTTE COUNTY**

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (5), as reappropriated by the Budget Act of 2003, and as partially reverted by the Budget Act of 2005; and
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.1)*

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
INDEPENDENCE FOREST FIRE STATION, INDEPENDENCE, RELOCATE FACILITY
INYO COUNTY**

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (8.5), as reappropriated by the Budget Act of 2003, and as partially reverted by the Budget Act of 2005; and
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.2)*

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
RANCHERIA FOREST FIRE STATION, O'NEALS, REPLACE FACILITY
MADERA COUNTY**

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (16), as reappropriated by the Budget Act of 2003, and as partially reverted by the Budget Act of 2005; and
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.55)*

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
RAYMOND FOREST FIRE STATION, RAYMOND, RELOCATE FACILITY
MADERA COUNTY**

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (19), as partially reverted by the Budget Act of 2005; and
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.85)*

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MARCOS FOREST FIRE STATION, ESCONDIDO, RELOCATE FACILITY
SAN DIEGO COUNTY

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (9), as partially reverted by the Budget Act of 2005;
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.35); and
Chapters 47 and 48/06, Line Item 3540-301-0660, Schedule (2.2)*

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SANTA CLARA RANGER UNIT H.Q., MORGAN HILL, REPLACE AUTOMOTIVE SHOP
SANTA CLARA COUNTY

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (4), as partially reverted by the Budget Act of 2005;
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3); and
Chapters 47 and 48/06, Line Item 3540-301-0660, Schedule (.6)*

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SPRINGVILLE FOREST FIRE STATION, SPRINGVILLE, RELOCATE FACILITY
TULARE COUNTY

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (18), as partially reverted by the Budget Act of 2005; and
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.8)*

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SWEETWATER FOREST FIRE STATION, SAN JOSE, RELOCATE FACILITY
SANTA CLARA COUNTY

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (2), as partially reverted by the Budget Act of 2005; and
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (2)*

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
USONA FOREST FIRE STATION, MARIPOSA, REPLACE FACILITY
MARIPOSA COUNTY

*Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (17), as reappropriated by the Budget Acts of 2003 and 2004, and as partially reverted by the Budget Act of 2005;
Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.6); and
Chapters 47 and 48/06, Line Item 3540-301-0660, Schedule (5.1)*

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
VALLECITO CONSERVATION CAMP, ANGELS CAMP, REPLACE APPARATUS
BUILDINGS AND UTILITIES
CALAVERAS COUNTY**

Authority: Chapter 379/02, Line Item 3540-301-0660, Schedule (17.6), as reappropriated by the Budget Act of 2003, and as partially reverted by the Budget Act of 2005; and Chapters 38 and 39/05, Line Item 3540-301-0660, Schedule (3.15)

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WEAVERVILLE FOREST FIRE STATION, WEAVERVILLE, RELOCATE FACILITY
TRINITY COUNTY**

Authority: Chapter 208/04, Line Item 3540-301-0660, Schedule (3); and Chapters 47 and 48/06, Line Item 3540-301-0660, Schedule (1.5)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—The Department of Forestry and Fire Protection, 2007 Series E, Various Forestry Projects.
2. Approve the form of and authorize the execution of a Supplemental Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of a Site Lease and authorize the execution of Site Leases between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of a Facility Lease and authorize the execution of Facility Leases between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$40,496,000
Estimated Par Value of Bonds to be Issued:	\$44,000,000
"To Not Exceed" Par Amount to be Approximately:	\$52,000,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 6

Department of Forestry and Fire Protection

Dew Drop Forest Fire Station – Replace Facility, Amador County

Harts Mill Forest Fire Station – Relocate Facility, Butte County

Independence Forest Fire Station – Relocate Facility, Inyo County

Rancheria Forest Fire Station – Replace Facility, Madera County

Raymond Forest Fire Station – Relocate Facility, Madera County

San Marcos Forest Fire Station – Relocate Facility, San Diego County

Santa Clara Ranger Unit Headquarters – Replace Automotive Shop, Santa Clara County

Springville Forest Fire Station – Relocate Facility, Tulare County

Sweetwater Forest Fire Station – Relocate Facility, Santa Clara County

Usona Forest Fire Station – Replace Facility, Mariposa County

Vallecito Conserv. Camp – Replace Apparatus Building and Utilities, Calaveras County

Weaverville Forest Fire Station – Relocate Facility, Trinity County

Action Requested

The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site leases, facility leases, continuing disclosure agreement, and the delivery of a preliminary official statement and an official statement.

Scope Description

These projects are within scope. The State Public Works Board (“Board”) is funding twelve Department of Forestry and Fire Protection projects at ten forest fire station facilities, a conservation camp, and a ranger unit headquarters. These projects are to provide essential services/emergency response facilities that provide “initial attack” (first responder) wildland fire protection in various counties.

Dew Drop Forest Fire Station

The project entails relocation and construction of an essential services/emergency response facility consisting of a standard 1-engine forest fire station that includes a 2,356 sf 8-bed barracks/mess hall building, a 1,984 sf 3-bay apparatus building, a 150 sf flammables storage building, a 300 sf pump house/generator building, radio tower, site work, utilities, paving, demolition of the existing barracks and apparatus buildings and associated appurtenances.

Harts Mill Forest Fire Station

The project entails relocation and construction of an essential services/emergency response facility to a new site of approximately 5 acres. Construction consists of a 1-engine forest fire station that includes a 2,330 sf barracks/mess hall, 1,697 sf 2-bay fire apparatus building, a 150 sf storage building, a 300 sf generator building with emergency generator, a fuel facility, storage tank, radio tower and associated appurtenances. Site work includes paving, connecting utilities, water, septic and propane systems and demolition.

Independence Forest Fire Station

The project entails relocation and construction of a an essential services/emergency response facility consisting of a 1-engine forest fire station that includes a 2,330 sf 8-bed barracks building, a 1,697 sf 2-bay apparatus building with an office, a 150 sf storage building, a 300 sf generator building with emergency generator, a fuel facility, radio tower, site work, paving and associated appurtenances.

Rancheria Forest Fire Station

The project entails construction of an essential services/emergency response facility consisting of a standard 2-engine forest fire station that includes a 2,944 sf 12-bed barracks/mess hall building, a 1,984 sf 3-bay apparatus building, a 298 sf flammables storage building, a 300 sf generator building with emergency generator, site work, paving, radio tower, hazmat abatement, demolition of the existing facility and associated appurtenances.

Raymond Forest Fire Station

The project entails relocation and construction of an essential services/emergency response facility to a new site of approximately 5 acres. Construction consists of a standard 1-engine forest fire station facility that includes a 2,376 sf 8-bed barracks/mess hall building, a 1,697 sf 2-bay apparatus building, 120 sf flammables storage building, a 157 sf pump house building, a 300 sf generator building with emergency generator and a radio tower. The project also includes site improvements including utilities, paving, fencing, landscaping and associated appurtenances.

San Marcos Forest Fire Station

The project entails relocation and construction of an essential services/emergency response facility to a new site of approximately 5 acres. Construction consists of a standard 1-engine forest fire station that includes a 2,376 sf wood-framed barracks building, a 1,697 sf wood-framed apparatus building, a 120 sf flammable storage building, a 300 sf generator building with emergency generator and a 1,000 gallon fuel facility. The project included site work, connecting utilities, paving, water, and septic systems, demolition and associated appurtenances.

Santa Clara Unit Headquarters Auto Shop

The project entails construction of a 6,075 sf pre-engineered metal repair facility including separate areas for properly vented metal fabrication and environmentally correct parts cleaning and hazmat storage of automotive oils/greases with secondary containment. Additionally, a detached bulldozer storage/work bay, electrical lifts, restrooms, offices and tool storage area is provided. This project includes paving and incorporation of drainage with associated appurtenances.

Springville Forest Fire Station

The project entails relocation and construction of an essential services/emergency response facility to a new site of approximately 5 acres. Construction consists of a standard 2-engine fire station facility that includes a 2,921 sf, 12-person barracks/mess hall building, a 1,984 sf 3-bay apparatus building with office, restroom, workroom and storage space, a 156 sf flammables storage building, 156 sf pump house building, a 300 sf generator building with emergency generator and a radio tower. The project also includes site improvements including utilities, paving, fencing, landscaping and associated appurtenances.

Sweetwater Forest Fire Station

The project entails relocation and construction of an essential services/emergency response facility to a new site of approximately 5 acres. Construction consists of a standard 1-engine forest fire station that includes a 2,376 sf wood-framed 8-barracks/messhall building, a 1,697 sf wood-framed apparatus building (an office, 2 bays), a 156 sf flammables storage building, a 156 pump house building, a 300 sf generator building with emergency generator and a radio tower. Project includes site work, utilities, paving, curbs, walks and associated appurtenances.

Usona Forest Fire Station

The project entails construction of an essential services/emergency response facility consisting of a standard 1-engine forest fire station that includes a standard 2,330 sf 8-bed barracks/mess hall building, a 1,697 sf 2-bay apparatus building, a 300 sf flammables storage building, a 300 sf

generator building with emergency generator radio tower, site work, utilities, paving and associated appurtenances. Demolition of the existing facility is also included.

Vallecito Conservation Camp

The project entails the construction of two essential services/emergency response 1,999 sf Crew Carrying Vehicle Apparatus Buildings, two 30,000 gallon water storage tanks, upgrade of the electrical service to the Automotive Shop and Equipment Building and replacement of all underground utilities.

Weaverville Forest Fire Station

The project entails relocation and construction of an essential services/emergency response facility to a new site of approximately 5 acres. Construction consists of a 1-engine forest fire station that includes a 2,356 sf 8-bed barracks/mess hall, a 1,697 sf 2-bay apparatus building, a 900 sf office building, a 142 sf fire pump building, a 565 sf storage/water pump/generator building with emergency generator and a radio tower. Project includes demolition, site work, utilities, paving and other associated appurtenances.

Funding and Project Cost Verification

These projects are within cost.

Dew Drop Forest Fire Station – Replace Facility

\$2,996,000 total authorized project cost

\$2,744,000 lease-revenue financed project cost

Harts Mill Forest Fire Station – Relocate Facility

\$2,866,000 total authorized project cost

\$2,556,000 lease-revenue financed project cost

Independence Forest Fire Station – Relocate Facility

\$3,209,000 total authorized project cost

\$3,053,000 lease-revenue financed project cost

Rancheria Forest Fire Station – Replace Facility

\$3,831,000 total authorized project cost

\$3,618,000 lease-revenue financed project cost

Raymond Forest Fire Station – Relocate Facility

\$3,701,000 total authorized project cost

\$3,601,000 lease-revenue financed project cost

San Marcos Forest Fire Station – Relocate Facility

\$4,311,000 total authorized project cost

\$3,637,000 lease-revenue financed project cost

Santa Clara Ranger Unit Headquarters – Replace Automotive Shop

\$3,200,000 total authorized project cost

\$3,043,000 lease-revenue financed project cost

Springville Forest Fire Station – Relocate Facility

\$4,583,000 total authorized project cost

\$4,428,000 lease-revenue financed project cost

Sweetwater Forest Fire Station – Relocate Facility

\$3,838,000 total authorized project cost

\$3,666,000 lease-revenue financed project cost

Usona Forest Fire Station – Replace Facility

\$3,434,000 total authorized project cost

\$3,329,000 lease-revenue financed project cost

Vallecito Conservation Camp – Replace Apparatus Buildings and Utilities

\$3,736,000 total authorized project cost

\$3,483,000 lease-revenue financed project cost

Weaverville Forest Fire Station – Relocate Facility

\$3,746,000 total authorized project cost

\$3,339,000 lease-revenue financed project cost

CEQA

The Department certifies that these projects are in compliance with CEQA.

Due Diligence

The Department of General Services prepared an Updated Summary of Conditions Memo for all projects on August 31, 2007 and no significant issues were identified.

Project Schedule**The project schedules are as follows:**

Project Title	Date of Occupancy	Construction Completed
Dew Drop Forest Fire Station – Replace Facility	April 2008	June 2008
Harts Mill Forest Fire Station – Relocate Facility	October 2007	December 2007
Independence Forest Fire Station – Relocate Facility	July 2007	September 2007
Rancheria Forest Fire Station – Replace Facility	November 2007	January 2008
Raymond Forest Fire Station – Relocate Facility	June 2007	August 2007
San Marcos Forest Fire Station – Relocate Facility	January 2008	March 2008
Santa Clara Ranger Unit Headquarters – Replace Automotive Shop	June 2008	September 2008
Springville Forest Fire Station – Relocate Facility	August 2007	October 2007
Sweetwater Forest Fire Station – Relocate Facility	March 2007	May 2007
Usona Forest Fire Station – Replace Facility	June 2008	August 2008
Vallecito Conservation Camp – Replace Apparatus Buildings and Utilities	June 2007	August 2007
Weaverville Forest Fire Station – Relocate Facility	October 2007	December 2007

Staff Recommendation: Adopt resolution

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BOND ITEM

BOND ITEM – 7

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA CORRECTIONAL CENTER, WASTEWATER TREATMENT PLANT
MODIFICATIONS
SUSANVILLE, LASSEN COUNTY**

*Authority: Chapters 38 and 39/05, Item 5225-301-0001 (8)
Chapters 47 and 48/06, Item 5225-301-0001 (5)
Chapters 171 and 172/07, Item 5225-301-0660 (0.4)*

Adopt a resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of Corrections and Rehabilitation and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization

\$51,418,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 7

Department of Corrections and Rehabilitation
California Correctional Center, Wastewater Treatment Plant Modifications
Susanville, Lassen County

Action Requested

The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds.

Scope Description

The project is within scope. The approved project will provide modifications to the existing wastewater treatment plant that will enable the California Correctional Center to increase its wastewater flow to the required 1.8 million gallons per day and meet all of the Regional Water Quality Control Board permit requirements. This project includes acquisition of 270 acres to be used as additional spray fields, upgrades to the existing headworks, a new parallel headworks facility, a new primary (fermentation) pond, two new polishing ponds (wetlands), and lining the existing storage ponds.

Funding and Cost Verification

This project is within cost.

\$54,635,000	total authorized project costs
\$54,635,000	total estimated project costs
\$3,217,000	project costs previously allocated: \$1,650,000 acquisition and \$1,530,000 preliminary plans
\$51,418,000	project costs to be allocated: \$1,792,000 working drawings and \$49,626,000 construction (\$43,364,000 contracts, \$3,036,000 contingency, \$1,597,000 A&E, \$1,429,000 other project costs, and \$200,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 12, 2006 and the statute of limitations expired on July 12, 2006 without public comment.

Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project on May 21, 2007 and it was noted that no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2008
Complete construction:	December 2009

Staff Recommendation: **Adopt resolution**

BOND ITEM

BOND ITEM – 8

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEUEL VOCATIONAL INSTITUTION, NEW WASTEWATER TREATMENT PLANT
TRACY, SAN JOAQUIN COUNTY**

*Authority: Chapters 38 and 39/05, Item 5225-301-0001 (10)
Chapters 47 and 48/06, Item 5225-301-0001 (7)
Chapters 171 and 172/07, Item 5225-301-0660 (0.6)*

Adopt a resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of Corrections and Rehabilitation and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization

\$36,955,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 8

Department of Corrections and Rehabilitation
Deuel Vocational Institution, New Wastewater Treatment Plant
Tracy, San Joaquin County

Action Requested

The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds.

Scope Description

The project is within scope. The approved project will construct a new wastewater treatment plant adjacent to the existing plant. The new wastewater treatment plant will be a Membrane Bioreactor Plant that will enable the Deuel Vocational Institution to meet all of the Regional Water Quality Control Board permit requirements. This project includes a new headworks facility with a grit removal influent pumping station, cooling towers, an ultraviolet disinfection system, mechanical dewatering, an operation and maintenance building, new electrical service and distribution gear, and a 15 feet high elevated pad to protect the wastewater treatment plant during a 100-year flood event.

Funding and Cost Verification

This project is within cost.

\$40,006,000	total authorized project costs
\$40,006,000	total estimated project costs
\$3,051,000	project costs previously allocated: \$1,530,000 preliminary plans and \$1,521,000 working drawings
\$36,955,000	project costs to be allocated: \$36,955,000 construction (\$32,487,000 contracts, \$1,624,000 contingency, \$1,625,000 A&E, \$995,000 other project costs, and \$224,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 7, 2006 and the statute of limitations expired on May 8, 2006 without public comment.

Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project on September 7, 2006 and it was noted that no significant issues were identified.

Project Schedule

The project schedule is as follows:

Complete construction: April 2009

Staff Recommendation: Adopt resolution

BOND ITEM

BOND ITEM – 9

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
INFILL BED PROGRAM (PHASE I)
STATEWIDE**

Authority: Sections 15819.40(a), 15819.403, and 15819.404 of the Government Code

Adopt a resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Approve the form of and authorize the execution of one or more Project Delivery Agreements between the Department of Corrections and Rehabilitation and/or other agencies and the State Public Works Board.
3. Approve the form of Site Lease and authorize the execution of Site Leases between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Approve the form of Facility Lease and authorize the execution of Facility Leases between the State Public Works Board and the Department of Corrections and Rehabilitation.
5. Approve the form of and authorize the execution of an Indenture for a Prison Facilities Construction Program between the State Public Works Board and the Treasurer of the State of California.
6. Approve the form of Supplemental Indenture and authorize the execution of Supplemental Indentures to supplement the Indenture for a Prison Facilities Construction Program or the existing Master Indenture or any other prior Indenture for Correctional facilities each by and between the State Public Works Board and the Treasurer of the State of California.
7. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
8. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds as needed to implement the Phase I Infill Bed Program.
9. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds and refunding bonds.

Total Bond Authorization (exclusive of refundings): \$1,800,000,000 + project augmentations as authorized by state law and other eligible bond costs as authorized in the State Building Construction Act of 1955

BOND ITEM

STAFF ANALYSIS ITEM – 9

Department of Corrections and Rehabilitation
Infill Bed Program (Phase I)
Statewide

ITEM PULLED

BOND ITEM

BOND ITEM – 10

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MEDICAL, DENTAL, AND MENTAL HEALTH PROGRAMS (PHASE I)
STATEWIDE**

Authority: Sections 15819.40(c), 15819.403, and 15819.404 of the Government Code

Adopt a resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Approve the form of and authorize the execution of one or more Project Delivery Agreements between the Department of Corrections and Rehabilitation and/or other agencies and the State Public Works Board.
3. Approve the form of Site Lease and authorize the execution of Site Leases between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Approve the form of Facility Lease and authorize the execution of Facility Leases between the State Public Works Board and the Department of Corrections and Rehabilitation.
5. Approve the form of and authorize the execution of an Indenture for a Prison Facilities Construction Program between the State Public Works Board and the Treasurer of the State of California.
6. Approve the form of Supplemental Indenture and authorize the execution of Supplemental Indentures to supplement the Indenture for a Prison Facilities Construction Program or the existing Master Indenture or any other prior Indenture for Correctional facilities each by and between the State Public Works Board and the Treasurer of the State of California.
7. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
8. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds as needed to implement the Phase I Medical, Dental, and Mental Health Programs.
9. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds and refunding bonds.

Total Bond Authorization (exclusive of refundings): \$857,100,000 + project augmentations as authorized by state law and other eligible bond costs as authorized in the State Building Construction Act of 1955

BOND ITEM

STAFF ANALYSIS ITEM – 10

Department of Corrections and Rehabilitation
Medical, Dental, and Mental Health Programs (Phase I)
Statewide

ITEM PULLED

BOND ITEM

BOND ITEM – 11

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN STATE PRISON, CENTRAL HEALTH SERVICES BUILDING
SAN QUENTIN, MARIN COUNTY

Authority: Senate Bill 99

Adopt a resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization

\$146,160,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM –11

Department of Corrections and Rehabilitation
San Quentin State Prison, Central Health Services Building
San Quentin, Marin County

Action Requested

The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorizing the sale of lease-revenue bonds.

Scope Description

The project is within scope. This project will demolish the existing 54,100 gross square foot (gsf) Building #22 and replace it with a new five-story 116,885 gsf New Central Health Services Center building. The building will be constructed of concrete, masonry and steel and be consistent with the vocabulary of the institution. The building exterior and interior building systems will be hardened to meet established CDCR design criteria guidelines.

This new Central Health Services Center building will provide medical, mental health, and dental services, including outpatient clinical services, specialty clinical services, licensed inpatient care (Correctional Treatment Center (CTC)) including acute mental health crisis, dialysis treatment, outpatient housing care, pharmacy, medical records, medical administration and health services support to the inmate populations.

The CTC will be licensed in accordance with Title 22 and 24 regulations and dialysis services will be licensed as a free-standing dialysis clinic, separate from the CTC and CHS functions. San Quentin serves as a reception center for inmates entering the custody of the Department of Corrections and Rehabilitation. This building will additionally provide the Receiving and Release (R&R) functions at the lowest yard level of the building to process inmates both arriving and departing the prison. R&R is currently operating out of a modular building at the lower yard as a result of being vacated from the structurally unsound existing Building #22.

In order to expedite the improvement of medical, dental, and mental health at San Quentin State Prison and to expedite compliance with the case of *Plata v. Schwarzenegger*, in Senate Bill 99 the Legislature has authorized the Medical Care Receiver to use an alternative project delivery method. For the purposes of this project, the Medical Care Receiver may execute one or more contracts through the California Prison Health Care Receivership Corporation, on behalf of the CDCR, and will oversee all design and construction activities. Financing of this project (i.e., interim loan, site and facility leases, etc.) will be provided through the CDCR and the CDCR will work with the Medical Care Receiver to ensure this project complies with all applicable building codes and design criteria.

Funding and Cost Verification

This project is within cost. The revenue bonds, negotiable notes, or negotiable bond anticipation notes authorized for this project shall reduce the amount of revenue bonds, negotiable notes, or negotiable bond anticipation notes the board is authorized to issue pursuant to subdivision (a) of Section 15819.403 of the Government Code (AB 900) for the construction of medical, dental, and mental health treatment or housing authorized by subdivision (c) of Section 15819.40 of the Government Code (AB 900).

\$146,160,000	total authorized project costs
\$146,160,000	total estimated project costs
\$0	project costs previously allocated:
\$146,160,000	project costs to be allocated: preliminary plans \$2,550,000; working drawings \$10,250,000; and construction \$133,360,000 (\$105,676,000 contract, \$5,284,000 contingency, \$6,900,000 A&E, \$5,000,000 other project costs, \$10,500,000 agency retained items)

CEQA

CEQA documentation will be forthcoming.

Due Diligence

Due Diligence documentation will be forthcoming.

Project Schedule

The project schedule is as follows:

Complete construction: To be determined

Staff Recommendation: **Adopt resolution**

BOND ITEM

BOND ITEM – 12

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SOUTHERN YOUTH CORRECTIONAL RECEPTION CENTER AND CLINIC, SPECIALIZED
COUNSELING PROGRAM AND BEDS
NORWALK, LOS ANGELES COUNTY**

*Authority: Chapter 379/02, Item 5460-301-0660 (3),
as reappropriated by the Budget Act of 2003*

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEDICAL FACILITY, MENTAL HEALTH CRISIS BEDS
VACAVILLE, SOLANO COUNTY**

*Authority: Chapter 157/03, Item 5240-301-0660 (2),
as reappropriated by the Budget Acts of 2004 and 2005
Chapter 38 and 39/05, Item 5225-301-0660 (3)*

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – Department of Corrections and Rehabilitation, 2007 Series F, Various Correctional Projects.
2. Approve the form of and authorize the execution of Site Leases between the Department of Corrections and Rehabilitation and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Leases between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement between the Department of Corrections and Rehabilitation, the State Public Works Board and the State Treasurers Office.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement and an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$33,260,000
Estimated Par Value of Bonds to be Issued:	\$37,000,000
"To Not Exceed" Par Amount to be approximately:	\$45,000,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 12

Department of Corrections and Rehabilitation
Various Correctional Projects
Various Counties

Action Requested

The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site leases, facility leases, a continuing disclosure agreement, and the delivery of a preliminary official statement and an official statement.

Scope Description

These projects are within scope. The State Public Works Board is funding two Department of Corrections and Rehabilitation projects at two institutions. These projects will provide essential health care facilities.

Southern Youth Correctional Center and Clinic (SYCRCC), Specialized Counseling Program and Beds

The SYCRCC Specialized Counseling Program and Beds constructed a new 7,000 square foot program space building to include concrete masonry unit exterior walls, HVAC system, office space, treatment rooms, holding cells, rest rooms, metal roofing, etc. The site work included new storm drainage system and site grading for additional drainage runoff, concrete sidewalks, site fencing, additional site lighting, etc.

Renovation of dorms included modifying approximately 50 ward rooms to include new concrete masonry unit walls, hollow metal doors with an electronic locking system, hollow metal framed windows and security glazing, combination units (toilet and lavatory), patch and paint all walls, fire sprinklers, stainless steel showers, camera system, HVAC system, etc.

California Medical Facility (CMF), Mental Health Crisis Beds

The California Medical Facility Mental Health Crisis Beds consists of the design and construction of a stand alone, single story building consisting of approximately 45,000 square feet of Type II fire resistive construction and classification for institutional mental hospitals/prisons, which includes office, professional and/or service operations. The exterior walls are reinforced concrete masonry and roofing system is a single ply over metal deck supported by steel beams and columns.

The facility includes two 25-bed nursing units (wings), patient services including but not limited to dental, satellite pharmacy, laboratory station, kitchen, treatment rooms, etc., and non-inmate patient accessible administration including but not limited to offices, work areas, and conference, mechanical and electrical rooms.

This facility will provide stabilization of inmate patients in mental health crisis. Construction started in May 2006 and is scheduled for completion and staff occupancy in February 2008.

Inmate-patient occupancy can occur after the completion of operational licensure by the California Department of Health Services. This licensing process can take up to four to six months to complete; however, it is expected that licensing of this facility will be complete within a week of completion of construction.

Funding and Cost Verification

These projects are within cost.

SYCRCC, Specialized Counseling Program and Beds

\$3,801,000	total project cost
\$3,465,000	total lease revenue financed project cost

CMF, Mental Health Crisis Beds

\$29,795,000	total project cost
\$29,795,000	total lease revenue financed project cost

CEQA

The Department certifies that these projects are in compliance with CEQA.

Due Diligence Status

SYCRCC, Specialized Counseling Program and Beds

The Department of General Services prepared a Summery of Conditions Memo on July 6, 2004 for this project and it was noted that no significant issues were identified.

CMF, Mental Health Crisis Beds

The Department of General Services prepared a Summery of Conditions Memo on October 18, 2005 for this project and it was noted that no significant issues were identified.

Project Schedule

The project schedules are as follows:

SYCRCC, Specialized Counseling Program and Beds

Complete construction: June 2007
Beneficial occupancy: July 2007

CMF, Mental Health Crisis Beds

Complete construction: February 2008
Beneficial occupancy: February 2008

Staff Recommendation: Adopt resolution

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BOND ITEM	
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BOND ITEM – 13

DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6110)
ACADEMIC SUPPORT CORES, BUS LOOP & RENOVATION
CALIFORNIA SCHOOL FOR THE DEAF, RIVERSIDE COUNTY

Authority: Chapters 171 and 172/07, Item 6110-301-0660 (3)

Adopt resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution and delivery of the Construction Agreement between the Department of Education and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Education and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Education and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization: \$10,383,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 13

Department of Education, State Special Schools
Academic Support Cores, Bus Loop, and Renovation
California School for the Deaf, Riverside

Action requested

The action requested will adopt a resolution authorizing actions to be taken to provide interim financing and authorizing the sale of lease revenue bonds.

Scope Description

This project is within scope. This project will construct, in total, 6,700 sf of new construction to six existing single story buildings. Additional work will include renovation of 14,200 sf of existing space located in three different buildings (K2, Pachappa III & Rubidoux I). Renovation work will consist of relocating walls, new ceilings, lighting, doors, flooring, case work, and adding HVAC. Site improvements will include a new bus loop with covered walkways. Special Construction will include installation of eight new hot water boilers for sixteen existing buildings. The existing boiler plant will be decommissioned.

Funding and Cost Verification

\$10,383,000 total estimated project cost

\$10,383,000 total authorized project cost

\$10,383,000 project costs to be allocated: preliminary plans 626,000, working drawings \$710,000, construction \$9,047,000 (\$7,346,600 contract, \$514,300 contingency, \$2,417,100 A&E, and \$105,000 agency retained).

CEQA

The CEQA documents will be prepared during the preliminary plan phase.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans	July 2008
Approve Proceed to Bid:	July 2009
Complete construction:	February 2011
Occupancy	February 2011

Staff Recommendation: Adopt resolution

BOND ITEM

BOND ITEM – 14

**DEPARTMENT OF FOOD AND AGRICULTURE (8570)
TRUCKEE AGRICULTURE INSPECTION STATION, TRUCKEE, RELOCATION
NEVADA COUNTY**

Authority: Chapter 208/04, Item 8570-301-0660, Schedule (1),

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—The Department of Food and Agriculture, 2007 Series H, Relocate Truckee Agriculture Inspection Station.
2. Approve the form of and authorize the execution of a Supplemental Indenture between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of Site Lease between the Department of Food and Agriculture and the State Public Works Board.
4. Approve the form of and authorize the execution of Facility Lease between the Department of Food and Agriculture and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement between the Department of Food and Agriculture, the State Public Works Board, and the State Treasurers Office.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$14,134,598
Estimated Par Value of Bonds to be Issued:	\$16,000,000
“To Not Exceed” Par Amount to be Approximately:	\$19,000,000

APPROVED 4/0

BOND ITEM

STAFF ANALYSIS ITEM – 14

Department of Food and Agriculture
Truckee Agriculture Inspection Station–Relocation
Nevada County

Action Requested

The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, facility lease, continuing disclosure agreement, and the delivery of a preliminary official statement and an official statement.

Scope Description

This project is within scope. This project replaces the old Truckee Agricultural Inspection Station by constructing a new Agriculture Inspection Station on property near the existing CHP Weigh Station in Truckee. The project consists of an 8,375 gross square feet (gsf) vehicle inspection building, seven vehicle inspection lanes, a stand-.0 alone 6,480 gsf truck inspection building, and three truck inspection lanes. Scope also includes one future vehicle lane which will not be paved. Site utilities include water well, septic system, leach field, electrical power, and emergency generator. Site work includes grading, paving, Storm Water Pollution Prevention Plan, fencing, lighting, signage, and demolition of the existing station. In addition, Union Mills Road will be relocated and paved. Site acquisition costs are also included.

The vehicle inspection building houses two offices, a reception area, a produce inspection work area, mechanical room and related support areas. The building is constructed using a 4 foot cast in place steel reinforced perimeter wall below metal framed stud and shear walls. The interior is finished with a high traffic epoxy flooring and painted drywall. The building exterior walls consist of weather sealed cedar siding. Roofing is composed of a standing seam metal roof, including a heat trace system to prevent the accumulation of snow and ice. Immediately adjacent to the facility are seven vehicle lanes, each containing an inspection booth for the CDFA inspector. All lanes have concrete pavement consisting of 6 inches of lean concrete base below 10 inches of reinforced concrete.

The truck inspection building is constructed similar to the vehicle inspection building but with painted plywood interior. The facility is constructed to house three truck lanes and is similar to a drive through garage with garage doors on opposite ends of each lane. Flooring and the truck roadway inspection bays consist of steel reinforced concrete.

Funding and Project Cost Verification

This project is within cost.

\$13,906,598	total Lease Revenue Bond Financing costs (includes current augmentation \$228,000)
\$7,201,008	total Highway Account Fund costs (includes current augmentation of \$114,000)
\$1,056,000	total General Fund Cost
\$22,402,606	total authorized project costs (includes current total augmentation of \$342,000)
\$22,402,606	total estimated project cost

CEQA / NEPA

A Mitigated Negative Declaration (MND) was approved and a Notice of Determination was filed on 10/12/99. An Addendum to the MND was approved on 9/10/01. A Categorical Exemption was approved by the Federal Highway Administration on 11/06/01 (NEPA).

Due Diligence

Due diligence memo summarizing conditions of title for the Truckee Agricultural Inspection Station was completed by DGS on March 15, 2005.

Project Schedule

The project schedule is as follows:

Complete construction: September 2007

Staff Recommendation: Adopt resolution

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BOND ITEM

BOND ITEM – 15

CONFIRMATION OF JULY 13, 2007 BOND ITEMS BOND ITEMS 1 and 3 through 14

JULY BOND ITEMS – 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 for the DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

1. ALTAVILLE FOREST FIRE STATION, REPLACE FACILITY, CALAVERAS COUNTY

*Authority: Chapter 038/05, Item 3540-301-0660 (3.95)
Chapter 047/06, Item 3540-301-0660 (6.5)
Chapters 171 and 172/07, Item 3540-301-0660 (11)*

3. BIEBER FIRE STATION AND HELITACK BASE, RELOCATE FACILITY, LASSEN COUNTY

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (6)

4. FAWN LODGE FIRE STATION, REPLACE FACILITY, TRINITY COUNTY

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (2)

5. ISHI CONSERVATION CAMP, REPLACE FACILITY, TEHAMA COUNTY

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (7)

6. LAS POSADAS FIRE STATION, REPLACE FACILITY, NAPA COUNTY

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (1)

7. MENDOCINO RANGER UNIT HEADQUARTERS, REPLACE AUTOMOTIVE SHOP, MENDOCINO COUNTY

*Authority: Chapters 38 and 39/05 Item, 3540-301-0660 (1.8)
Chapters 47 and 48/06 Item, 3540-301-0660 (.5)
Chapters 171 and 172/07, Item 3540-301-0660 (.5)*

8. PASO ROBLES FIRE STATION, REPLACE FACILITY, SAN LUIS OBISPO COUNTY

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (5)

9. RED BLUFF FOREST FIRE STATION / UNIT HEADQUARTERS, REPLACE FACILITIES, TEHAMA COUNTY

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (3)

10. SOUTH OPERATIONS AREA HEADQUARTERS, RELOCATE FACILITY, RIVERSIDE COUNTY

*Authority: Chapters 47 and 48/06, Item 3540-301-0660 (3)
Chapters 171 and 172/07, Item 3540-301-0660 (7.7)*

11. TWAIN HARTE FFS: REPLACE FACILITY, REPLACE FACILITY, TULARE COUNTY

*Authority: Chapter 157/03, Item 3540-301-0660 (7)
Chapters 38 and 39/05, Item 3540-301-0660 (3.75)
Chapters 47 and 48/06, Item 3540-301-0660 (5.3)
Chapters 171 and 172/07, Item 3540-301-0660 (9)*

12. WESTWOOD FIRE STATION, REPLACE FACILITY, LASSEN COUNTY

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (4)

13. VENTURA CONSERVATION CAMP, CONSTRUCT VEHICLE APPARATUS BUILDING, SHOP, WAREHOUSE, VENTURA COUNTY

*Authority: Chapter 379/02, Item 3540-301-0660 (10)
Chapters 38 and 39/05, Item 3540-301-0660 (3.45)
Chapters 47 and 48/06, Item 3540-301-0660 (2.4)
Chapters 171 and 172/07, Item 3540-301-0660 (7.6)*

JULY BOND ITEM – 14

DEPARTMENT OF MENTAL HEALTH (4440)

ATASCADERO STATE HOSPITAL-250 BED ADDITION REMEDIATION, SAN LUIS OBISPO COUNTY

Authority: Chapters 171 and 172/07, Item 4440-301-0660(2)

Confirm the adoption of the resolutions authorizing the use of interim financing and other related actions for the above noted projects that were acted upon at the July 13, 2007. The Board's adoption of these resolutions was contingent upon adoption of the 2007 Budget Act. The 2007 Budget Act has been adopted and staff has confirmed that the bond authorization for each of the above noted projects in the 2007 Budget Act is consistent with the line item authorizations contained in the Budget Bill. In order to ensure there is no ambiguity that the projects authorized in the 2007 Budget Bill are, in fact, the same as the projects authorized in the 2007 Budget Act, staff requests the Board take action to confirm it's adoption of the above noted resolutions.

Confirm adoption of the resolutions authorizing interim financing for the projects that were acted upon at the Board's July 13, 2007 meeting

CONFIRMED 4/0

CONSENT ITEM

CONSENT ITEM – 16

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
B.F. SISK FEDERAL COURTHOUSE RENOVATION
FRESNO COUNTY**

AOC Facility Number 10-01, DGS Parcel No. 10466

Authority: Trial Court Facilities Act of 2002, Chapter 1082/02, commencing with Section 70301 of the Government Code, as amended and Chapter 47/06, Item 0250-301-3037(1.2)

Authorize site selection and acquisition consistent with the staff analysis

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

Administrative Office of the Courts
Judicial Council of California
B.F. Sisk Federal Courthouse Renovation
Fresno County

Action Requested

The requested action will authorize site selection and acquisition for this project.

Scope Description

This project is within scope. The project provides for the site selection and acquisition of approximately 2.95 acres of land and existing B.F. Sisk Federal Building and United States Courthouse consisting of approximately 191,886 square feet (“Building”) and (the Building and the real property on which it is situated are collectively referred to as “the Property”) located in the City and County of Fresno. The Building will be renovated into sixteen (16) courtrooms, support space for staff and holding areas required for in-custody defendants and will be primarily used for family and civil law cases by the Superior Court of California, County of Fresno.

The Property is currently owned by the United States of America (“USA”) and the United States General Services Administration (“GSA”) is authorized to dispose of the Property pursuant to the Property Act (40 U.S.C.101 et seq.). The GSA declared the property surplus on September 23, 2005, and Public Law 108-221, directed the Property to be conveyed to the County of Fresno for public purpose use, specifically for the purpose of the administration of justice after construction of the new Federal Courthouse and relocation of all Federal tenants.

Prior to the enactment of the Trial Court Facilities Act (“the Act”), California Government Code section 70301 et. seq., the County of Fresno (“County”) exercised authority over facilities for Superior Courts in Fresno County. With the adoption of the Act, responsibility for court facilities throughout California is being transferred to the Judicial Council of California (“JCC”) acting through its staff agency the Administrative Office of the Courts (“AOC”). The County now desires to transfer the interest in the Property it will acquire from USA to the State of California in order that the AOC may carry out the design, construction and reconstruction of court facilities within the Building to accommodate the needs of the Superior Court of California.

Funding and Cost Verification

This project is within cost. The Property will be conveyed by the USA to the County pursuant to Public Law 108-221 for the sum of \$1.00 and pursuant to Trial Court Facilities Act of 2002, Chapter 1082, Statutes of 2002, the County will convey the Property to the AOC for \$1.00.

Chapter 47/06, Item 0250-301-3037(1.2) provides \$61,327,000 for acquisition and preliminary plans. The Property can be acquired with the funds available and in accordance with Legislative intent.

\$61,327,000 total estimated project cost

\$3,439,999 project costs previously allocated: preliminary plans \$3,439,999

\$57,887,001 project costs to be allocated: acquisition \$1.00; DGS staff costs \$10,000; title and escrow fees \$20,000; working drawings \$4,468,000 and construction costs \$53,389,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 19, 2007 and the 35-day statute of limitations expired on February 22, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is October, 2007.

Condition of Property

On Monday, April 2, 2007, the Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit at the B.F. Sisk Federal Building and Courthouse in Fresno. Prior to the visit, a Phase 1 Environmental Site Assessment ("ESA") prepared by ERM-West, Inc., dated February 2007 was reviewed. In addition, ESS staff visited the site in 2004, and inspected the condition of the property both from an interior and exterior perspective. Lastly, the Notice of Exemption, dated January 19, 2007 was also reviewed.

The proposed action of this project is the acquisition of the Building from the County of Fresno, installation of minor exterior improvements, installation of structural measures for seismic reliability, remodeling of the Building's interior to provide 16 courtrooms, and operation of the Building as a courthouse for the Superior Court of California, County of Fresno.

Following review of the original ESA for the Sisk Courthouse, two additional environmental due diligence concerns were identified with this property. These concerns were (1) gaining access to the inside of a chemical storage room that was previously locked during the ESS staff's site survey and (2) confirming the absence of petroleum and heavy metal contamination associated with an area within the site that was reported to contain a former gas station.

Access to the chemical storage room was provided to an ESS staff member in May 2007 by AOC representatives. While labeled in the ESA as the "chemical storage room" for the courthouse, the survey of the room confirmed that all materials had been removed; and no residues of industrial and/or household chemical compounds were observed in the room. This room does not appear to pose a long-term hazard to the AOC.

At the direction of the AOC, a Phase 2 Environmental Site Assessment was conducted in the area that was reported to contain a former gas station. The consultant, ERM, Inc., secured soil and vapor samples from four sample sites within and directly adjacent to the reported location of the gas station to confirm the absence of subsurface ground and/or water contamination. The soil and vapor samples were all within state/federal limits for hydrocarbons (e.g., negligible or non detection), which confirms that the area contains no residue of leaking underground storage tanks or area-wide contamination. Groundwater was not encountered at the depth of the test sites. Soil samples were also obtained for surface soils for heavy metals and other contaminants; tests of these samples also were negative.

Based upon the positive findings of the supplemental due diligence studies ESS staff believe the courthouse property does not contain environmental hazards within those areas that could be accessed or where historical uses raised a concern.

Other:

- The Administrative Office of the Courts is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The USA, County and AOC acknowledge and agree that the County is acquiring the Property on a transitory basis as an accommodation to the USA and the AOC. The AOC is purchasing the Property on an "as is with all faults" basis and is not relying on any warranties or representations of any kind whatsoever from the County.
- Upon and after close of escrow, the AOC agrees to indemnify and hold the County harmless from and against any and all environmental claims that arise in connection with matters concerning hazardous waste or materials.
- Subject to federal legislation, Public Law 108-221, the USA may convey the Property to Fresno County for nominal consideration with use restrictions and reversionary interest. The Quitclaim Deed from the USA to the County and to the AOC as successor to the County, includes several restrictions on use, including a provision requiring continued substantial use of the facility for the administration of justice and reversion to the USA if the restriction is not honored. The reversionary interest of the USA will expire after a period of 20 years. Transfer of the Building to the state and completion of the renovations to consolidate civil and family trial court operations in downtown Fresno is consistent with the terms and conditions of Public Law 108-221.
- Five years from the date of the USA conveyance and every five years thereafter, the AOC will submit to physical inspections of the Property by the GSA to ensure continuous use of the Property for the administration of justice.
- The existing Building will be remodeled from its current eight (8) federal courtroom configuration to a sixteen (16) courtroom Superior Court Facility. The interior of the Building will be substantially demolished to complete the upgrades including a seismic upgrade from level 5 to level 4. Most of the interior including mechanical, electrical and plumbing distribution elements will be removed.
- Prior to demolition of the Building or hazardous materials removal, a complete hazardous materials survey and hazardous materials abatement specification will be developed by an Industrial Hygienist hired by the AOC. The abatement specification will be followed by the demolition contractor and monitored by the Industrial Hygienist.

Staff Recommendation: Authorize site selection and acquisition

CONSENT ITEM

CONSENT ITEM – 17

JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW PORTOLA / LOYALTON COURTHOUSE
PLUMAS COUNTY
AOC Facility No. 32-B2, DGS Parcel Number 10459

Authority: Chapters 47 and 48/06, Item 0250-301-3037(2)

Authorize site selection and acquisition consistent with the staff analysis

ITEM PULLED

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CONSENT ITEM

CONSENT ITEM – 18

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
AUBURN STATE RECREATIONAL AREA, POINTED ROCKS RANCH
EL DORADO COUNTY
DGS Parcel Number 10478, DPR Parcel Number 3184

*Authority Chapter 038/05, Item 3790-301-0890(1)
Chapter 379/02, Item 3790-301-6029(6)
as re-appropriated by Chapter 38/05, Item 3790-491-6029(6)*

Authorize site selection

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

Department of General Services
Department of Parks and Recreation
Auburn State Recreation Area, Pointed Rocks Ranch

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands that meet criteria established for a Federal Trust Fund Acquisition Program, without specifying particular parcels. This request will authorize site selection of fee simple interest of approximately 377 acres as an addition to the Auburn State Recreation Area at less than the property's fair market value.

The Pointed Rocks property offers undeveloped land which contains blue oak woodland, mixed oak woodland, black oak woodland and Ponderosa Pine. The unique biological communities of the North Fork American River watershed provide high quality and diverse habitat for a number of species, including sensitive, threatened, and endangered wildlife species. In addition, the property has several public outdoor recreational opportunities. The Western States National Recreation Trail traverses the area and hosts internationally recognized competitive running and equestrian events. With the exception of the Western States Trail, which is accessible through an arrangement with the landowners, the land is currently in private ownership and is not accessible to the public. Protection of the Pointed Rocks property would ensure public access along the Western States Trail in perpetuity.

Funding and Cost Verification

This project is within cost. Chapter 038/05, Item 3790-301-0890(1), and Chapter 379-02, Item 3790-301-6029(6) as re-appropriated by Chapter 038/05, Item 3790-491-6029(6) will cover overhead costs for this acquisition. The purchase of the property will be accomplished through funding from the Land and Water Conservation Fund (LWCF) Federal Grant program.

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on October 14, 2005, and the statute of limitations expired on November 19, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is October 2007.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) Staff conducted a site inspection of the Pointed Rocks, Auburn State Recreation Area property on July 24, 2007. The approximately 377 acre property is located in El Dorado County south of Auburn near the town of Cool. Access to the property is immediately west of Highway 49. The property consists of four contiguous El Dorado County assessor parcels. The property is also contiguous to Bureau of Reclamation property that is located within the Auburn State Recreation Area. The Western States Trail runs through the property and the Warner Drainage, a riparian zone, runs

through the property in a north/south direction. Property access is restricted to horseback riding and hiking and there is a trail network with signage through the property.

Vegetation consists of blue, valley, black, canyon live, and poison oak species, grey and ponderosa pine species, Douglas fir, bay trees, woods rose, star thistle, wild grape, wormwood, and in the drainages, buckeye, big leaf maple, and other riparian species. The southern edge of the property is more open with grasses and oaks.

A Phase 1 Environmental Site Assessment was completed in June 2007, in conformance with ASTM Standard E 1527-05 and no recognized environmental conditions were noted during that property inspection. DGS, ESS staff found no environmental concerns and the proposed acquisition would be managed as part of the Auburn State Recreation Area.

Other:

- The purchase price shall not exceed the estimated fair market value of the property as determined by a DGS approved appraisal.
- The appraiser acknowledged that there may be some public prescriptive rights connected with the equestrian/hiking trails on the property. However, it is the appraiser's opinion that because of the size of the parcels likely to be allowed by the County, the existence of these trails does not adversely impact the value of the property.
- There is no relocation assistance involved with this project.
- The S.H. Cowell Foundation is the current owner of the property. The nonprofit organization Trust for Public Land (TPL) will acquire the property through the exercise of an option agreement from S.H. Cowell and then convey the property to DPR at less than fair market value in a back-to-back transaction.
- TPL has received a grant for \$1,000,000 to purchase the property from the Cowell Foundation from the Sierra Nevada Cascade Program, administered by The Resources Agency. The Sierra Nevada grant funds are to be used for acquisition of land to protect water quality in lakes, reservoirs, rivers, streams and wetlands. Pursuant to the transfer of the property from TPL to DPR, DPR will assume the obligations imposed by the Grant Agreement ("Agreement").
- TPL will record concurrently with close of escrow, a Memorandum of Unrecorded Grant Agreement giving public notice that TPL has received funds under the Agreement in order to assist them in acquiring the property and that they agree to the terms of the Agreement.
- DPR will purchase the property from TPL through a grant from the Federal Land and Water Conservation Fund. The federal funds will be deposited into the Federal Trust Fund for the purchase of the land. Overhead for the project will be funded from Proposition 40.
- The Federal Land and Water Conservation Fund grant requires that the property be used for public outdoor recreation. In order to convert the property to non-outdoor recreation, the State would have to identify substitute park lands of an equal or greater fair market value and recreation utility. Also, the property cannot be converted to other than public outdoor recreational use without the written approval of the Director of DPR, the Director of the National Park Service, and/or the Secretary of the Interior.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement (PAA) will require delivery of title to the property free and clear of any mortgages or liens.
- This acquisition will provide the public with outdoor recreational opportunities, while also protecting natural and cultural resources.
- The DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 19

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
BIG BASIN REDWOOD STATE PARK, SADDLE MOUNTAIN
SANTA CRUZ COUNTY
DPR Parcel Number 3257, DGS Parcel Number 10471

*Authority: Chapter 106/01, Item 3790-301-0005(27)
as re-appropriated by Chapter 208/04, Item 3790-491-0005(27)*

Authorize acquisition consistent with the staff analysis

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

Department of General Services
Department of Parks and Recreation
Big Basin Redwood State Park-Saddle Mountain
Santa Cruz County

Action requested

The requested action will authorize acquisition for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of additions to the State Park System consistent with the purposes and requirements of the 2001/02 Proposition 12 Opportunity Purchase Program, without specifying specific parcels. This requested action will authorize the acquisition of approximately 17 acres of land as an addition to Big Basin Redwoods State Park. The subject property is improved with recreational facilities that are currently being used for outdoor education activities. Acquisition of this property will fulfill two of seven State Parks' acquisition guidelines by providing for expanded outdoor recreation opportunities and in-holdings and adjacent properties. The property will serve as an additional future entry point to the State Park.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(27), as re-appropriated by Chapter 208/04, Item 3790-491-0005(27), provides funding for this project. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 14, 2007, and the 35-day statute of limitations expired on July 19, 2007.

Project Schedule

The project schedule is as follows: The anticipated close of escrow is December 2007.

Condition of Property

Department Of General Services ("DGS"), Environmental Services Section ("ESS") staff conducted a site visit to the Big Basin Redwoods State Park-Saddle Mountain property, Santa Cruz County assessor parcel numbers 086-122-01 and 086-122-02 on April 18, 2007. The property is located at 20161 Big Basin Way (State Highway 236) in Boulder Creek, California, and is contiguous to Big Basin Redwoods State Park. The approximately 17 acre parcel consists of redwood forest and an environmental education camp. The camp is comprised of twelve cabins, an older eight unit motel used to house nine seasonal staff, dining hall and kitchen, a two bedroom caretaker's house, a garage, a mobile home used as an office, swimming pool with storage area, amphitheater, two water wells, two septic systems, play fields, garden, and asphalt parking. The property is relatively flat within the developed area, with vegetation consisting of redwood and madrone trees and a large expanse of lawn.

The proposed action will provide the opportunity for future expansion of Big Basin Redwoods State Park as the subject property adjoins State Park ownership and is also located in close proximity to the state park main entrance. The property would also be a key acquisition within the local watershed.

The environmental due diligence assessment of this property addresses two issues. The first is the potential for hazardous materials to occur in the structures and the surface and subsurface soils on the site. The second issue is that the developed portion of the property will be acquired "as is" (with some exception), but the buildings are very old and therefore, not likely to meet all Title 24 code requirements as well as, other regulations for seismic risk, access compliance, and safe drinking water. The acquisition includes the buildings, because there is broad support to continue use of the summer camp facilities for the existing environmental education program (being operated by the current land owner (a non-profit foundation)).

In regard to the first issue, a Phase 1 Environmental Site Assessment was completed in May 2007 for the subject property. The report was reviewed by DGS-ESS staff and found to be in accordance with the American Society for Testing and Materials (ASTM) Practice Standard E1527-00. This report indicated that there was an approximately 935 gallon underground storage tank on the property. This tank was removed in early 2007 and the Santa Cruz County Environmental Health Services granted a "closure" status to the former on-site underground storage tank on February 16, 2007. The report recommended that prior to conducting any structural repair, renovation, or demolition work an asbestos survey should be conducted. Additionally, if the on site septic systems and/or water wells are not to be used in any planned redevelopment of the subject site, they should be properly abandoned/closed or destroyed in accordance with State and local guidelines.

With the exception of the campground buildings, DGS-ESS staff concluded from a survey of the developed and forested parts of the property and review of the Phase I report, that the proposed acquisition does not pose a significant liability to the state. The property does not have a history of industrial uses nor is it bordered with industrial uses that could be sources of soil and groundwater contamination. Staff believes the property will be compatible with its planned integration into the adjacent Big Basin Redwoods State Park.

The proposed acquisition will include all of the site's buildings and infrastructure (utilities, septic system, water and electrical service, driveways, etc.). While most state acquisition transactions

require the removal of all non-code compliance buildings and structures before taking title, in this case, the Department of Parks and Recreation (DPR) believes there is long-term value in the on-going environmental education program held in the camp. The DPR further believes any deficiencies in these facilities are off-set by the favorable acquisition cost and the commitment of the school operator to address these problems.

Assuming the property is acquired, a summary of the facility's deficiencies that will need to be addressed include (1) meeting access compliance requirements in the cabins and all paths of travel, (2) updating the cabins to meet fire and health code requirements, (3) installing seismic restrains on foundations, (4) upgrading of the septic and leach field system, (5) installation of a new fence at the pool, (6) providing new electrical service, and (7) making code repairs to all restrooms. The current land owner has already committed to making some of these repairs.

If these repairs cannot be completed, due to a lack of funding, the property would have to be secured to prevent unauthorized use (including by vagrants). The local district is reported to have the resources and security staff to address this situation.

In terms of any alternative future plan to remove the structures and return the acquisition area to a native condition, the costs would be minimal given that the improvements are so modest. While any lead-paint and/or asbestos bearing contaminated materials would require proper handling and disposal, it is anticipated that removal of all above-ground improvements would not result in significant costs to the state. The buildings are all wood-framed so demolition would be comparatively easy. The costs of hazardous materials remediation and waste handling are also expected to be limited.

In summary, the proposed acquisition area does not appear to contain hazardous materials or conditions that would create substantial future liabilities. The forested portion of the property and its direct proximity to the existing state park make it a logical acquisition. Since the transaction does involve the transfer of summer camp buildings in generally an 'as is' condition the acquisition will pose some additional responsibilities for State Parks and/or the vendor secured to continue the education program. The deficiencies with the camp buildings, however, can be resolved either through partnerships with local volunteer organizations, the educational vendor, and/or a combination of these and park maintenance staff. In the worse case scenario, the camp area can be closed off and left until a means is identified for upgrading the facilities.

Other:

- The property was approved for site selection by the State Public Works Board on July 13, 2007.
- The purchase price is approximately fifty percent (50%) below the DGS approved market value and therefore, does not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this acquisition.
- The DPR is not aware of any lawsuits pending on the property.
- The Property Acquisition Agreement (PAA) will require delivery of title to the property free and clear of any mortgages or liens.
- The PAA does not include the State's standard indemnification language, potentially exposing the State to additional fiscal liability; however, the DGS-ESS site visit of the property did not identify conditions that would likely pose an exceptional risk to the State. The DGS-ESS findings are supported by a Phase I – Environmental Site Assessment completed by Krazan & Associates, which concluded there is no evidence of any recognized environmental conditions in connection with the subject site. As such, the risk associated with acquiring these properties without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.

- There is no relocation assistance involved with this property.
- The property is currently leased to a non-profit organization known as Exploring New Horizons which contracts with the school district to use the property as an educational science camp for 5th and 6th graders. It is the intent of DPR to enter into a new lease with Exploring New Horizons for continued use of the property as a camp after close of escrow.
- To bridge the period between the close of escrow and the execution of a new Lease between DPR and Exploring New Horizons, an Assignment and Assumption Agreement will be executed between all applicable parties. The Agreement will transfer all rights, conditions and responsibilities of Sempervirens Fund (the "Seller") to the DPR with the exception of any unique contractual liabilities between the Seller and Exploring New Horizons. The Agreement will also retain in full force and effect, the hold harmless and indemnification provisions contained in the lease; add a new termination provision for the DPR; and, include a provision for the proration of rents at the close of escrow.
- In 2004, the County of Santa Cruz recorded a Notice of Violation on the property for various County Code violations. Once title is transferred to the state, the County regulations will no longer govern the use of the property. The County has agreed to record a Notice of Expungement to clear the title of the violation(s) once the transfer of title has occurred.
- In May 2007, a civil engineer conducted an inspection on behalf of DPR to identify any/all deficiencies to improve the property to a decent, safe, and sanitary condition. As a result of the inspection, the Seller will complete the following prior to the close of escrow: (1) the cabin foundations will be retrofitted; (2) the septic system for the Girl's restroom will be repaired and serviced; and (3) any remaining improvements not identified as immediate health and safety concerns will be completed as time and funds allow.
- State Parks shall provide patrol of the property with existing staff. Currently the addition will require little operating expense that can be absorbed with existing resources for the continued operation.
- While State Parks does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition

CONSENT ITEM

CONSENT ITEM – 20

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HEBER DUNES STATE VEHICLE RECREATION AREA, HEBER DUNES ACQUISITION
IMPERIAL COUNTY
DPR Parcel Number 13362, DGS Parcel Number 10473

Authority: Chapter 38/05, Item 3790-301-0263(2)

Authorize the acquisition of real property through the acceptance of a no-cost acquisition

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

Department of General Services
Department of Parks and Recreation, Off-Highway Motor Vehicle Recreation Division
Heber Dunes State Vehicle Recreation Area, Heber Dunes Acquisition
Imperial County

Action requested

The requested action will authorize the acquisition of real property through the acceptance of a no cost acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with the Off-Highway Vehicle (OHV) Trust Fund, made up of monies from motor vehicle fuel taxes, OHV Green Sticker registration fees and other sources, without specifying particular parcels. This request will authorize the acquisition of 342± acres of land, in six separate Assessor's parcels, which comprises the entire recreation area.

Heber Dunes is located 10 miles southeast of El Centro and less than 3 miles from the Mexican Border. The land consists primarily of undulating sand dunes and Tamarisk trees and is surrounded by agricultural uses. The property abuts the South Alamo Canal along the east and southerly borders. The closest town is Calexico located six miles to the west on the Mexican border. Owned by Imperial County, this site has been operated by the County as an off-highway vehicle park for over a decade. Due to funding constraints, the County has not been able to adequately manage the park, invest in improvements or provide law enforcement. In 1998, the County and State Parks entered into a five year, no cost lease for the State to operate the park as a State Vehicle Recreation Area. The lease has been extended to July 1, 2008. State Parks would like to invest in improvements and provide a managed environment that ensures quality off-road vehicular use for the future. In order to achieve this, the State will need to own the property; the County is willing to transfer the property over to the State as long as the property is maintained as an off-highway vehicle park. At such time as the property ceases to be used as a State vehicular recreation area or is closed or changes its designated off-highway vehicle use, the property, along with existing and subsequent improvements, facilities and infrastructure shall be returned to the County of Imperial to be used exclusively for off-highway vehicle use.

Funding and Cost Verification

This project is within cost. Chapter 038/05, Item 3790-301-0263(2), provides funding for this project. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$7,000 total acquisition costs

\$0 purchase price

\$3,000 project costs previously allocated (DGS staff costs)

\$4,000 overhead costs (title and escrow and remaining DGS staff costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 12, 2007. The 35-day statute of limitations expired on June 17, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2007.

Condition of Property

Department of General Services' Environmental Services Section (ESS) staff conducted a site visit to the property in Imperial County on January 17, 2007. The acquisition area consists of approximately 342± acres under the ownership of Imperial County and currently used as an Off-Highway Vehicle Park.

The property is essentially an island surrounded by agriculture. It is botanically dominated by mature Tamarisk Trees and gently undulating dunes. The only improvement to the property is a bathroom facility. There were no hazardous materials noted at the site that would warrant follow-up. A Phase I Environmental Assessment is not recommended.

Other:

- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved except for a bathroom facility.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The Grant Deed contains a reversion clause which provides for the return of the property to the County if the State ceases to operate the property as an State Vehicular Recreation Area. If the property should revert in the future to the County, the County will use the property exclusively for off-highway vehicle use.
- The Property Acquisition Agreement does not include the State's standard indemnification language potentially exposing the State to additional fiscal liability. However, the DGS-ESS site visit did not identify conditions which would pose exceptional risk to the State. Further, the lack of indemnification language does not relieve the grantor of liability under existing law.
- Additional resources will not be required to operate this property since it is currently an operating SVRA.

Staff Recommendation: **Authorize acquisition of real property through the acceptance of a no-cost acquisition**

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CONSENT ITEM

CONSENT ITEM – 21

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICLE RECREATION AREA, TAX DELINQUENT
PROPERTIES
IMPERIAL COUNTY
DPR Parcel Number 13363, DGS Parcel Number 10484

Authority: Chapter 38/05; Item 3790-301-0263(2)

Authorize the acquisition of real property consistent with staff analysis

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 21

Department of General Services
Department of Parks and Recreation
Ocotillo Wells State Vehicle Recreation Area, Tax Delinquent Properties
Imperial County

Action requested

Authorize the acquisition of real property for this project.

Scope Description

This project is within scope. The Legislature approved funding for an Opportunity Purchase Program consistent with the Off-Highway Vehicle (OHV) Trust Fund, without specifying particular parcels. This request will authorize the opportune acquisition of two tax-delinquent parcels totaling 30± acres of land being sold by the Imperial County Tax Collector. These parcels represent in-holdings within the Ocotillo Wells State Vehicle Recreation Area.

Funding and Cost Verification

This project is within cost. Chapter 038/05, Item 3790-301-0263(2) provides \$600,000 for the acquisition of real property interests and overhead for this acquisition. The properties can be acquired with the remaining funds and in accordance with Legislative intent.

\$7,442 total estimated project costs

\$1,500 project costs previously allocated (DGS staff costs)

\$5,942 project costs to be allocated: \$1,942 acquisition and approximately \$4,000 in overhead costs

CEQA

The Department of General Services filed a Notice of Exemption with the State Clearinghouse on April 4, 2007. The 35-day statute of limitations expired on May 9, 2007, without comment.

Project Schedule

The project schedule is as follows:

It is anticipated that the close of escrow on all or a portion of these properties will take place on or before September, 2007

Condition of Property

On March 28, 2007, Department of General Services - Environmental Services Section (ESS) personnel conducted a Condition of Property visit of properties listed by the Imperial County Tax Assessor's office identified as tax default properties located near the Ocotillo Wells State Vehicular Recreation Area. The two properties in this item are within a pebble strewn terrace in and around the existing State SVRA. Scattered Ocotillo and Creasote are among very sparse vegetation. The two properties are approximately 10 and 20 acres each. During the visit, no known negative environmental conditions or hazards were observed.

Other:

- The purchase prices of the parcels are equivalent to the amounts due to the Imperial County Tax Assessor's Office to cover the delinquent taxes. These acquisitions do not exceed the Value Justification Memo as determined by DGS.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. The desert terrain is typically traversed by the general public without regard for ownership and use of the land is open and notorious. General public use of the property does not impact the appraised value of the properties.
- Although there has been no history of contamination, the Department of Parks and Recreation (DPR) has conducted a review of the property for evidence of contamination from hazardous and toxic materials and there was no evidence or indication of contamination found.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The property is vacant and unimproved.
- Title insurance coverage on these parcels cannot be purchased until a 12-month redemption period has elapsed commencing from the date of recordation of the tax collector's deed as defined in Section 4675 of the California Revenue and Taxation code. DPR will be responsible for acquiring title insurance coverage as it deems necessary to sufficiently safeguard title to the property.
- The State was not able to purchase all the mineral rights on both parcels being acquired. The DPR has determined that the extraction of oil or minerals will not unreasonably interfere with the use of the property since surface entry to a depth of 500 feet is prohibited. With respect to the Ocotillo Wells SRVA, Public Resource Code 5006.45(c) permits the extraction of minerals at the SVRA.
- It should be noted that Imperial County will not provide public notice to the owners; allowing them the opportunity to bring their tax status current, until the acquisitions have been approved by the State Public Works Board and are subsequently processed by the State Controller's Office.
- The staffing pertaining to this acquisition will be absorbed within the DPR's existing support budget.

Staff Recommendation: Authorize acquisition of tax delinquent parcels

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CONSENT ITEM

CONSENT ITEM – 22

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA MARITIME ACADEMY EXPANSION
SOLANO COUNTY

Project No. CSU 003, DGS Parcel No. 10203.1

*Authority: Chapter 157/03, Item 6610-301-6028(2) as reappropriated
by the Budget Acts of 2004 and 2006; and
Chapter 208/04, Item 6610-301-6041(1.5)*

Authorize acquisition of real property consistent with staff analysis

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 22

Department of General Services
California State University
California Maritime Academy Expansion
Solano County

Action requested

The requested action will authorize acquisition for this project.

Scope Description

This project is within scope. The Legislature approved funding for acquisition of property adjacent to the California State University (CSU) Maritime Academy in Solano County for development of campus facilities and parking. This request will authorize site acquisition of approximately .41 acres of land contiguous to the campus to improve access to the Maritime Academy and provide a suitable site for a new facility required for academic programs for the academy and student training necessary for Coast Guard certification. The site is currently improved with a small commercial building of approximately 5,500 square feet and a billboard advertising structure. The building has been vacant since 2002 and will be demolished in accordance with CSU's proposed development plan.

Funding and Cost Verification

This project is not within cost. Chapter 157, Statutes of 2003, Item 6610-301-6028(2) as reappropriated by the Budget Acts of 2004 and 2006 provides \$1,301,000 and Chapter 208, Statutes of 2004, Item 6610-301-6041(1.5) provides \$1,914,000 for this project. In August 2007, the Public Works Board authorized an augmentation of \$640,000 from the Higher Education Capital Outlay Bond Fund of 2002 to purchase the remaining two (of three) properties totaling 1.1 acres for academic expansion of the California Maritime Academy campus. Settlement of the property acquisitions with the property owners have been difficult and lengthy resulting in increased land values and budget shortfall. Additional campus funding will be provided to complete the acquisition of the two remaining parcels. CSU will provide \$225,000 of parking reserves pursuant to Education Code Section 89048 (g), authorizing CSU to use parking and housing funds for the purchase of real property interest. The CSU Foundation will provide an additional \$300,000. This property can be acquired with the funds available and in accordance with Legislative intent.

\$4,380,000 total authorized project costs: \$3,855,000 (state funds); \$525,000 (campus funds)

\$4,380,000 total estimated project costs

\$3,215,000 project costs previously allocated: acquisition \$3,215,000 (state funds)

\$1,165,000 project costs to be allocated: acquisition \$640,000 (state funds); \$525,000 (campus funds)

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2007.

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 16, 2002. Staff from the Department of General Services (DGS), Environmental Services Section (ESS) conducted a site inspection of the acquisition property on October 24, 2006 and has determined that this filing remains valid.

Condition of Property

DGS, ESS personnel conducted an on-site condition of property inspection on October 24, 2006. The property, known as the Krystal parcel, is approximately 0.41 acres with a vacant commercial building and is located adjacent to the Hancock parcel recently purchased by the State. There is no new development near the site and no other changes were observed as noted from the previous site visit, dated October 14, 2003. No potential problems with hazardous materials or the condition of the property were observed during the site visit. A phase 1 environmental assessment of the parcel, dated January 27, 2004, was prepared for CSU by ACC Environmental Consultants. The property appears compatible with the proposed future use. Based upon the findings of the ESS review and site visit, and based on the findings and recommendations of the Master Plan EIR, ESS staff finds that the evaluation for hazards is complete and adequate, and the property acquisition appears to be consistent with the intended use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The CSU Board of Trustees approved acquisition of this property on May 15, 2002.
- CSU is not aware of any lawsuits pending concerning the property.
- The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The State Public Works Board approved site selection for this project on May 14, 2004.
- The proposed site meets the location requirements of the California State University.
- There is no relocation assistance involved with this property. The advertising structure is currently rented through the year 2010. The CSU will continue to rent the advertising structure and has no immediate plans to displace the renter. Should displacement of the renter occur in the future, CSU is committed to complying with the California Relocation Act (Government Code 7260 et seq.). CSU advises adequate funding will be available through the normal budgeting process should there be a need for future relocation costs.
- There is no implied dedication involved with this project.
- The acquisition phase of the project includes acquiring the fee simple interest of multiple adjoining parcels totaling approximately 6 acres. The proposed site will be an addition to the primary portion of the project containing approximately 5 acres.

Staff Recommendation: Authorize acquisition

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CONSENT ITEM

CONSENT ITEM – 23

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA STATE UNIVERSITY (6610)
262 ACRES LAND KNOWN AS THE LEMON ORCHARD PARCEL
VENTURA COUNTY
DGS Project Number SSL 883

Authority: Chapter 318/05 (Section 14)

Authorize the exchange of real property

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 23

Department of General Services
California State University, Channel Islands
Lemon Orchard Parcel
Ventura County

Action requested

The requested action will authorize an exchange of real property between the California State University-Channel Islands-known as the Lemon Orchard parcel, and a privately held parcel of land- known as the Lewis road parcel, to meet the commitments made in the Environmental Impact Report (EIR).

Scope Description

This project is within scope. Chapter 318, Statutes of 2005 (Section 14), authorized the Trustees of the California State University (hereinafter “Trustees”) to exchange or sell all or a portion of the 262-acre parcel of property know as the Lemon Orchard Parcel which is under the jurisdiction of and maintained by California State University, Channel Islands, (CSUCI) and is located approximately eight miles northwest of the campus of CSUCI. The Trustees may use the proceeds of the sale to acquire a parcel bounded by Lewis Road on the northwest, CSUSI and the Camrosa Water District on the south, and farmlands on the northeast and east.

Section 14 of the enabling legislation specified the Lemon Orchard Parcel is not surplus to the needs of the California State University (CSU) and is therefore not surplus state property. Finance staff discussed this issue with the Attorney General staff who concluded that the legislation would not conflict with Proposition 60A which was passed in 2004 and requires the proceeds from the sale of surplus property be used to pay off the economic recovery bonds. AG staff indicated that Section 14 appeared to reaffirm and extend the time for what the Legislature originally intended to do with the Lemon Orchard Parcel (i.e., use it as a strategy in developing the CSUCI campus), and what CSU intends to do is not in violation of Proposition 60A. To the extent that the proceeds from the land sale are not encumbered by January 1, 2012 (and there is no subsequent legislation to amend this section of law) the amounts would be reverted to the General Fund and could be used to pay off the economic recovery bonds at that time.

Funding and Cost Verification

This project is within cost. There will be an exchange of parcels between the transferees with no money exchanged between the parties. There will be title and escrow fees paid by the University on the property acquired on Lewis Road of approximately \$12,000. The Department of General Services costs are billed directly to the CSU.

CEQA

Background: CSUCI was originally slated to be built on the site of the Lemon Orchard property. However, shortly after acquiring the Lemon Orchard another state agency vacated its facility and a decision was made to place CSUCI at that location, where it currently resides. In doing so, an agreement was reached with the County of Ventura that a new/expanded entrance to the CSUCI campus would need to occur to accommodate the increased traffic. Therefore, CSUCI prepared a Final Supplemental Environmental Impact Report (SEIR) for their 2004 Campus Master Plan Amendment. One of the principal elements of this SEIR was the acquisition of 154 acres located adjacent to the campus, north of Long Grade Creek known as the Lewis Road

parcel. As indicated in the SEIR, one of the primary reasons for the land acquisition was to accommodate the construction of a new entrance road that would serve as the link from the campus to the new bridge that Ventura County was constructing as part of the Lewis Road Widening/Realignment Project that was defined in a Final EIR/Environmental Assessment (EIR/EA) that was prepared jointly by Caltrans, District 7 and the County of Ventura Public Works Agency. The EIR/EA analyzed the potential environmental effects associated with the widening/realignment of Lewis Road, as well as the construction of a four-lane bridge that would connect the realigned Lewis Road to the future new entrance road to the CSUCI campus.

Additionally, the 154 acres to be acquired would accommodate parking, playfields, a wetland mitigation area, and a detention/desilting basin, all of which would also be consistent with the Revised Campus Master Plan that was analyzed in the SEIR

The Trustees, as the Lead Agency for the Final SEIR for the 2004 Campus Master Plan Amendment, adopted findings and approved the Final SEIR on March 17, 2004, and filed a Notice of Determination with the State Clearinghouse on March 19, 2004. The 30-day statute of limitations for appeal has expired.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is late September 2007.

Condition of Property

On July 27, 2007, Environmental Services Section (ESS) personnel conducted a Condition of Property (COP) site visit at the Lewis Road Exchange Property in Camarillo, California. ESS personnel also reviewed a Phase 1 Environmental Site Assessment prepared by Rincon Consultants, dated July 9, 2007 prior to the site visit.

The subject property is approximately 154 acres in size and is predominately in agricultural production. CSUCI is planning on using the property for parking and athletic fields. The property is essentially flat with an agricultural well, pump house, and approximately 1 acre wetlands at the Southwest corner of the property. In addition, a natural gas pipeline and a sewer line are located in the central portion of the property traversing the site from the north to the south. During the site visit, no environmental hazards or conditions were observed.

Other

- In 1995 the state purchased 262 acres of land in Ventura County, know as the Lemon Orchard Parcel, for the purpose of establishing a new campus of the CSU.
- In 1997, prior to the development of a new CSU Campus on the Lemon Orchard Parcel, the Legislature expressed its intent, pursuant to Chapter 914, Statutes of 1997, that the land and improvements comprising the Camarillo State Hospital be transferred to the trustees to be developed and improved as a campus of the CSU.
- The Trustees officially opened the new CSUCI campus on August 16, 2002, and developed a mater plan for a projected enrollment of 15,000 full-time equivalent students by 2025.
- Associated with the approval of the CSUCI 2004 Master Plan Amendment, the Board of Trustees adopted the Final SEIR in accordance with the CEQA. One of the primary elements of the Master Plan Amendment was a revised alignment of the new entrance road. This revision would accommodate a road design that includes bioswales to remove pollutants from roadway runoff, provide separation between travel lanes thereby enhancing vehicular safety, and would also allow for a separate bike lane.
- The County of Ventura has commenced construction of an off-ramp grade separated intersection at the location of the proposed new entry road's intersection with county owned Lewis Road; construction completion is scheduled for December 2007. CSUCI must

construct its entry road in that location in order to connect to the county off-ramp and intersection with Lewis Road.

- The DGS has approved of the appraisals for both of the exchange properties. The State's Lemon Orchard parcel appraised value is \$17,963,000. The approved appraised value for the Lewis Road parcel is \$16,870,500. The Lewis Road appraisal is a combination of land value at \$13,405,000 and severance damages to the remainder parcel of \$3,465,500.
- The difference in values between the Lemon Orchard property and the Lewis Road property is \$1,092,000, the State having the larger equity. The owners of the Lewis Road property have refused to sell additional acreage to the State to balance the equities and are unwilling to pay cash to the State for the difference. The Lemon Orchard property has no future intended use by the Campus and the income derived from leasing the property is minimal in relation to the value of the property. However, the remainder of the Lewis Road parcel is viewed by the Channel Islands Campus as valuable land for potential future campus expansion. The CSU desires future control of this adjoining land and viewed the difference of equities as an opportunity to prevent an outside party from purchasing this parcel. The Channel Islands campus is surrounded on three sides by mountains, for future development the State will need to acquire the land that is owned by these owners for expansion. The current market value of the remainder property of 129 acres is approximately \$11,300,000. The difference in equity value of \$1,092,000 is 10% of the current market value for the adjacent parcel. The negotiated price for the First Right to Purchase is intended to give the CSU system the opportunity to secure this parcel for future campus development and \$500,000 will be credited toward the future purchase price upon exercising the right to purchase. The negotiated terms of the First Right to Purchase between the State and the adjacent property owners is an administrative decision made by DGS and the Campus and considered to be fair and equitable and in the best interest of the State for future growth of the Channel Island Campus.
- The owners of the Lewis Road parcel have agreed they have been fully compensated for the impact to the remaining property and that the owners will undertake the work needed to improve the remaining property at their sole cost and expense and release the state from any further claims.

Staff Recommendation: Authorize the exchange of real property

CONSENT ITEM

CONSENT ITEM – 24

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
17TH DISTRICT AGRICULTURAL ASSOCIATION
NEVADA COUNTY
Project No. DFA502, DGS Parcel No. 10461

*Authority: Food and Agricultural Code Section 4051
and Business and Professions Code Section 19623*

Authorize site selection consistent with staff analysis

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 24

Department of General Services
Department of Food Agriculture
17th District Agricultural Association
Nevada County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. This request will authorize the site selection of approximately 0.40 acres of land located contiguous to the Nevada County Fairgrounds along McCourtney Road in the City of Grass Valley. The Site is currently improved with one commercial building of approximately 3,600 square feet. The building is comprised of several small tenants, including the 17th District Agricultural Association (17th DAA), which utilize office, storage, and warehousing space. Acquisition of this site would serve to expand the boundary of the existing Nevada County Fairgrounds and is considered necessary to meet the needs of Fairgrounds future real property needs.

Funding and Cost Verification

This project is within cost. The 17th DAA will fund the acquisition and related costs from its budget reserve and a funding program administered by the Division of Fairs and Expositions. The acquisition expenses can be met with funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearing House on August 3, 2007. The 35-day statute of limitations will expire on September 6, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2008.

Condition of Property

Department of General Services Environmental Services Section (ESS) Staff conducted a site visit to the 0.40 acre 17th District Agricultural Association's proposed property acquisition located at 11310 McCourtney Road, Grass Valley, California on July 30, 2007. The property is identified as Nevada County assessor parcel number 07-380-24. The improved commercial property contains a martial arts studio and a skin care and message therapy office and a former chiropractic office. An asphalt parking lot is located in front of the structure with access along McCourtney Road. Vegetation consists of scattered ponderosa pine trees, redwood trees, some under story trees, and a lawn.

County fair property is located directly to the north, west, and south of the subject property, with a parking lot and senior center to the south and west, a fair caretaker's residence and fairgrounds to the north, and the fair administration building and fairground entrance to the east.

A Phase 1 Environmental Site Assessment was conducted in April 2006 and found no conditions that warrant further environmental investigation. Department of General Services Environmental Services Staff saw no environmental concerns within the property boundary. The property acquisition is consistent with the desire to expand the County Fair facilities.

Other:

- The purchase price will not exceed the estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication applicable to this property.
- Building will continue to be rented to existing tenants.
- The property is currently owned by the Nevada County Fairgrounds Foundation Trust (Foundation), which was established in April, 2005 as a non-profit foundation for the benefit of the Nevada County Fair (Fair).
- The Board of Directors for the Foundation includes three Fair directors and two of the Fair management staff as well as one public member. The Foundation members are unpaid and have no financial interest in either the Foundation or the Fair.
- The Foundation purchased the property on July 1, 2006 for the purpose of securing the property with the intent to transfer the control to the 17th DAA.
- The Property is located between the two main entrances to the fairgrounds along McCourtney Road in Grass Valley.

Staff Recommendation: Authorize site selection

CONSENT ITEM

CONSENT ITEM – 25

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WARNER SPRINGS FOREST FIRE STATION, REPLACE FACILITY
SAN DIEGO COUNTY

Authority: Chapter 153/03 Item 3540-301-0660 (3)
Chapter 38/05 Item 3540-301-0660 (3.4)
Chapter 47/06 Item 3540-301-0660 (2.3)

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 25

Department of Forestry and Fire Protection
Warner Springs Forest Fire Station, Replace Facility
San Diego County

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project authorizes the construction of an eight-bed barracks/messhall building, two-bay apparatus building, a flammable storage building, emergency generator, generator/pump building, and fueling facility; the upgrade of water, electrical, and LPG services; and site work including demolition of existing buildings.

Funding and Cost Verification

This project is not within cost. Total appropriations for this project provide \$4,627,000 Public Buildings Construction Funds (lease revenue bond fund) for acquisition, preliminary plans, working drawings, and construction. This project has recognized savings of \$218,000 from acquisition. Based on completed preliminary plans, the total project cost increased by 809,000 due to the incorporation of LEED (Leadership in Energy and Environmental Design), site cost increase, and the revised estimates from the updated budget package. The \$218,000 project savings will be shifted to working drawings (\$140,000) and construction (\$78,000), leaving an anticipated deficit of \$591,000 (12.8 percent project cost).

\$5,218,000 total estimated project costs

\$4,627,000 total authorized project costs

\$478,000 project costs previously allocated: acquisition \$202,000, preliminary plans \$242,000, and working drawing phase \$166,000

\$4,149,000 project costs to be allocated: working drawings \$140,000 and construction \$3,779,000 (\$3,143,000 contract, \$157,000 contingency, \$222,000 A&E, \$164,000 other project costs and \$38,000 agency-retained items)

\$591,000 estimated deficit

CEQA

Currently in progress.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2007
Approve working drawings:	May 2008
Complete construction:	August 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 26

DEPARTMENT OF PARKS AND RECREATION (3790)
ANGEL ISLAND STATE PARK, IMMIGRATION STATION AREA RESTORATION
MARIN AND SAN FRANCISCO COUNTIES

*Authority: Chapter 379/02, Item 3790-301-0005 (4.5)
Chapter 379/02, Item 3790-301-0005 (31)
Chapter 157/03, Item 3790-301-0005 (16)
Chapter 208/04, Item 3790-301-0005 (4)*

Approve augmentation

\$300,125
(7.2 percent of total project cost)

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 26

Department of Parks and Recreation
Angel Island State Park, Immigration Station Area Restoration
Marin and San Francisco Counties

Action requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. This project will provide for stabilization, preservation and restoration of several key features of the Angel Island Immigration Station. This project will preserve the poems and inscriptions left on walls by immigrant detainees awaiting approval to enter the United States between 1910 and 1940; stabilize and renovate the Barracks building, which houses the poems; restore landscape to its appearance during the period of historic significance, and improve accessibility to all buildings; upgrade site utilities; install a representation of the Administration Building site footprint; install a series of wayside interpretive panels around the site and within the Barracks; remediate hazardous materials from Barracks building and existing Central Heating Plant.

The project includes emergency poem stabilization work to prevent further deterioration of this significant cultural resource. The preliminary plans for this portion of the project are sufficient to function as construction drawings and this portion of the work will move directly from the preliminary plan phase to the construction phase. This is consistent with the project as presented to the Legislature.

Funding and Cost Verification

This project is not within cost. The legislature previously appropriated a total project cost of \$14,233,000 for this project, in addition with previously approved augmentations of \$1,260,000 the authorized total project cost is \$15,430,000. This request for additional augmentation is 11.0 percent cumulative of the total project cost. The project remains under construction and is 93 percent complete, based on final negotiations with the contractor for project delay costs caused by the significant unforeseen conditions both within the Detention Barracks as well as subsurface around the site, an additional \$300,000 is necessary to complete the project.

\$15,430,000 total authorized project costs

\$15,730,000 estimated total project costs

\$1,368,000 project costs previously allocated: preliminary plans \$764,000, working drawings \$604,000

\$14,062,000 project costs to be allocated: construction \$14,062,000 (\$10,682,000 contract, \$1,093,000 contingency, \$1,516,000 A&E costs, \$771,000 agency retained items, at CCCI 4100

\$300,000 augmentation needed (\$300,000 contingency)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 18, 2003 and the waiting period expired on May 18, 2003.

Project Schedule

The project schedule is as follows:

Complete construction: June 2007

Staff Recommendation: Approve augmentation

CONSENT ITEM

CONSENT ITEM – 27

**DEPARTMENT OF PARKS AND RECREATION (3790)
SAN ELIJO STATE BEACH, REPLACE MAIN LIFEGUARD TOWER
SAN DIEGO COUNTY**

*Authority Chapter 038/05, Item 3790-301-0005(3)
Re-appropriated Ch. 47/06, Item 3790-491-0005(6)
Chapter 47/06, Item 3790-301-0005(1.5)
2007 Budget, Item 3790-301-0005(1.5)
2007 Budget, Item 3790-301-0890 (0.5)*

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 27

Department of Parks and Recreation
San Elijo State Beach, Replace Main Lifeguard Tower
San Diego County

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct a replacement lifeguard headquarters building in a new location at San Elijo State Beach, and demolish the existing tower, which is threatened with collapse. The new facility would be built to adequately serve the operational needs of both the San Elijo lifeguard staff and regional public safety dispatch functions.

Funding and Cost Verification

This project is within cost.

\$4,921,000 total estimated project costs

\$223,000 project costs previously allocated: preliminary plans \$223,000

\$4,698,000 project costs to be allocated: working drawings \$195,000, construction \$4,500,000 (\$4,059,000 contract, \$284,000 contingency, \$139,000 A&E costs, \$18,000 agency-retained items), and equipment \$3,000 at CCCI 4877.

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on December 28, 2006, and the waiting period expired on January 29, 2007.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2008
Complete Construction:	September 2009

Due Diligence: This property was acquired July 18, 1952, there are no easements or encumbrances that will affect the proposed project at San Elijo State Beach, Replace Main Lifeguard Tower. Only one (indefinite) permit exists in the area from DPR to Pacific Telephone & Telegraph, dated March 24, 1966.

Staff Recommendation: **Approve preliminary plans and release of working drawing funds**

CONSENT ITEM

CONSENT ITEM – 28

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN STATE PRISON, CENTRAL HEALTH SERVICES BUILDING
SAN QUENTIN, MARIN COUNTY

Authority: Senate Bill 99

Approve Performance Criteria and Concept Drawings

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 28

Department of Corrections and Rehabilitation
San Quentin State Prison, Central Health Services Building
San Quentin, Marin County

Action Requested

The requested action will approve Performance Criteria and Concept Drawings for this project.

Scope Description

The project is within scope. This project will demolish the existing 54,100 gross square foot (gsf) Building #22 and replace it with a new five-story 116,885 gsf New Central Health Services Center building. The building will be constructed of concrete, masonry and steel and be consistent with the vocabulary of the institution. The building exterior and interior building systems will be hardened to meet established CDCR design criteria guidelines.

This new Central Health Services Center building will provide medical, mental health, and dental services, including outpatient clinical services, specialty clinical services, licensed inpatient care (Correctional Treatment Center (CTC)) including acute mental health crisis, dialysis treatment, outpatient housing care, pharmacy, medical records, medical administration and health services support to the inmate populations.

The CTC will be licensed in accordance with Title 22 and 24 regulations and dialysis services will be licensed as a free-standing dialysis clinic, separate from the CTC and CHS functions. San Quentin serves as a reception center for inmates entering the custody of the Department of Corrections and Rehabilitation. This building will additionally provide the Receiving and Release (R&R) functions at the lowest yard level of the building to process inmates both arriving and departing the prison. R&R is currently operating out of a modular building at the lower yard as a result of being vacated from the structurally unsound existing Building #22.

In order to expedite the improvement of medical, dental, and mental health at San Quentin State Prison and to expedite compliance with the case of *Plata v. Schwarzenegger*, in Senate Bill 99 the Legislature has authorized the Medical Care Receiver to use an alternative project delivery method. For the purposes of this project, the Medical Care Receiver may execute one or more contracts through the California Prison Health Care Receivership Corporation, on behalf of the CDCR, and will oversee all design and construction activities. Financing of this project (i.e., interim loan, site and facility leases, etc.) will be provided through the CDCR and the CDCR will work with the Medical Care Receiver to ensure this project complies with all applicable building codes and design criteria.

Funding and Cost Verification

This project is within cost. The revenue bonds, negotiable notes, or negotiable bond anticipation notes authorized for this project shall reduce the amount of revenue bonds, negotiable notes, or negotiable bond anticipation notes the board is authorized to issue pursuant to subdivision (a) of Section 15819.403 of the Government Code (AB 900) for the construction of medical, dental, and mental health treatment or housing authorized by subdivision (c) of Section 15819.40 of the Government Code (AB 900).

\$146,160,000	total authorized project costs
\$146,160,000	total estimated project costs
\$0	project costs previously allocated:
\$146,160,000	project costs to be allocated: preliminary plans \$2,550,000; working drawings \$10,250,000; and construction \$133,360,000 (\$105,676,000 contract, \$5,284,000 contingency, \$6,900,000 A&E, \$5,000,000 other project costs, \$10,500,000 agency retained items)

CEQA

CEQA documentation will be forthcoming.

Due Diligence

Due Diligence documentation will be forthcoming.

Project Schedule

The project schedule is as follows:

Complete construction: To be determined

Staff Recommendation: Approve Performance Criteria and Concept Drawings

CONSENT ITEM

CONSENT ITEM – 29

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STATEWIDE, WATER CONSERVATION DEVICES
VARIOUS COUNTIES

Authority: Chapter 7/07, Section 28(a), Assembly Bill 900

- a. Establish project scope, cost, and schedule
- b. Approve use of Inmate Ward Labor

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 29

Department of Corrections and Rehabilitation
Statewide, Water Conservation Devices
Various Counties

Action Requested

The requested action will establish the scope, cost, and schedule and approve the use of Inmate Ward Labor for this project.

Scope Description

The project is within scope. The Water Conservation Device project calls for the removal of the existing manual flush valves and the installation of an automatic controlled flushing system (ACFS) in 25,436 cells at 15 institutions statewide (see attached chart). The scope of work includes: installation of electrical transformer, electrical controller, flushometer valve, flush buttons, and all associated piping, rerouting of electrical wiring as needed, etc. for a completed electrical ACFS. The installation of this system will be performed using inmate ward labor.

Funding and Cost Verification

This project is within cost.

\$15,872,000	total authorized project costs
\$15,872,000	total estimated project costs
\$0	project costs previously allocated:
\$15,872,000	project costs to be allocated:

CEQA

Not applicable.

Due Diligence

Not applicable.

Project Schedule

The project schedule is as follows:

Project schedule varies by institution, see attached chart.

Staff Recommendation: **Establish project scope, cost, and schedule and approve the use of Inmate Ward Labor for this project**

Water Conservation Device (WCD) Installation

			Construction	
Institution	Number of Cells	WCD Costs (AB 900)	Start	Finish
LAC	2,100	\$1,310,400	Feb 2008	Nov 2008
NKSP	1,692	\$1,055,808	Feb 2008	Sep 2008
WSP	1,700	\$1,060,800	Feb 2008	Sep 2008
CAL	2,100	\$1,310,400	Feb 2008	Nov 2008
PBSP	2,180	\$1,360,320	Feb 2008	Nov 2008
KVSP	2,248	\$1,402,752	Sep 2008	Jun 2009
FSP	1,482	\$924,768	Feb 2008	Aug 2008
DVI	1,530	\$954,720	Feb 2008	Aug 2008
SQ	800	\$499,200	Feb 2008	Jun 2008
CTF	2,616	\$1,632,384	Feb 2008	Jan 2009
SAC	1,636	\$1,020,864	Feb 2008	Mar 2009
SATF	1,612	\$1,005,888	Apr 2008	Nov 2008
CMF	1,244	\$776,256	Apr 2008	Sep 2008
RJD	1,996	\$1,245,504	Apr 2008	Dec 2008
SCC	500	\$312,000	Apr 2008	Mar 2008
TOTAL	25,436	\$15,872,064		

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CONSENT ITEM

CONSENT ITEM – 30

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, VETERINARY MEDICINE 3B
YOLO COUNTY

Authority: Chapter 47/06, Item 6440-301-6048 (1)

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 30

University of California
Davis Campus, Veterinary Medicine 3B
Yolo County

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Veterinary Medicine 3B project will provide 76,431 assignable square feet (asf) of research and teaching space for the School of Veterinary Medicine. A new four-story building of 118,676 outside gross square feet (ogsf) will contain biomedical research laboratories, laboratory support space and office space for students and faculty conducting basic-science research.

At its May 2007 meeting, the SPWB approved an amendment to the project scope to reflect a reduction in the availability of gift funds and to respond to increased construction costs associated with continuing volatile market conditions. However, through implementation of a series of programmatic and architectural strategies, the project will continue to meet the original primary program goals.

Funding and Cost Verification

This project is within cost.

\$89,033,000 total authorized project costs: \$68,976,000 (State funds); \$20,057,000 (campus funds)

\$89,033,000 total estimated project costs

\$3,100,000 project costs previously allocated: preliminary plans \$3,100,000 (State funds)

\$85,933,000 project costs to be allocated: working drawings \$ 4,751,000 (State funds); construction \$ 61,125,000 (State funds), \$18,547,000 (campus funds); equipment \$1,510,000 (campus funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2008
Complete construction:	April 2011

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 31

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, BOYCE HALL AND WEBBER HALL RENOVATIONS
RIVERSIDE COUNTY

Authority: Chapters 47 and 48/06, Item 6440-301-6048 (6)

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 31

University of California
Riverside Campus, Boyce Hall and Webber Hall Renovations
Riverside County

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Boyce Hall and Webber Hall Renovations project will upgrade and modernize all critical building systems infrastructure and address code deficiencies in both buildings (Boyce at 125,905 outside gross square feet [ogsf] and Webber at 50,015 ogsf). The project will also renovate selected floors of laboratories, support and office areas (36,663 assignable square feet [asf] in Boyce and 5,363 asf in Webber) to provide modern instructional and research spaces. The project is part of a multi-phased plan that balances new construction with renewal of existing campus science buildings. This project principally benefits biological and agricultural sciences programs within the College of Natural and Agricultural Sciences (CNAS).

Funding and Project Cost Verification

This project is within cost.

\$32,676,000 total authorized project costs (State funds)

\$32,676,000 total estimated project costs

\$900,000 project costs previously allocated: preliminary plans \$900,000 (State funds)

\$31,776,000 project costs to be allocated: working drawings \$1,372,000 (State funds);
construction \$30,404,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	June 2008
Complete construction:	October 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 32

**CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT, BUSINESS/CIS BUILDING
CUYAMACA COLLEGE, SAN DIEGO COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (4)

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 32

California Community Colleges
Grossmont-Cuyamaca Community College District; Business/CIS Building
Cuyamaca College, San Diego County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs a new 33,245 assignable square feet (asf) two story laboratory building for the business and computer information systems programs. The project includes 910 asf lecture, 26,610 asf laboratory, 4,070 asf office, 770 asf AV/TV, and 885 asf of other support space.

Funding and Project Cost Verification

This project is within cost.

\$25,143,000 total authorized project costs

\$25,143,000 total estimated project costs

\$172,000 state project costs previously allocated: preliminary plans \$172,000

\$12,731,000 state project costs to be allocated: working drawings \$140,000; construction \$10,133,000 (\$9,175,000 contracts, \$459,000 contingency, \$499,000 administration, testing, inspection) at CCCI 4421 and equipment \$2,458,000 at EPI 2726

\$723,000 local funds previously allocated: preliminary plans \$723,000

\$11,517,000 local funds to be allocated: working drawings \$618,000; construction \$8,835,000 (\$7,999,000 contracts, \$400,000 contingency, \$436,000 administration, testing, inspection) at CCCI 4421 and equipment \$2,064,000 at EPI 2726

CEQA

A Campus Facility Master Plan Notice of Determination (SCH #2003051013) was submitted, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2008

Complete construction: January 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 33

**CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT, HEALTH SCIENCES
BUILDING
GROSSMONT COLLEGE, SAN DIEGO COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (5)

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 33

California Community Colleges
Grossmont-Cuyamaca Community College District; Health Sciences Building
Grossmont College, San Diego County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs a new 39,328 asf health sciences building. The project includes 7,180 asf lecture, 25,868 asf laboratory, 5,930 asf office, and 350 asf of other support space. This project also demolishes the existing 17,052 asf wooden science building due to seismic deficiencies.

Funding and Project Cost Verification

This project is within cost.

\$28,153,000 total authorized project costs

\$28,153,000 total estimated project costs

\$103,000 state project costs previously allocated: preliminary plans \$103,000

\$15,593,000 state project costs to be allocated: working drawings \$117,000; construction \$14,459,000 (\$13,100,000 contracts, \$663,000 contingency, \$696,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,017,000 at EPI 2726

\$847,000 local funds previously allocated: preliminary plans \$847,000

\$11,610,000 local funds to be allocated: working drawings \$867,000; construction \$10,123,000 (\$9,196,000 contracts, \$452,000 contingency, \$475,000 administration, testing, inspection) at CCCI 4421 and equipment \$620,000 at EPI 2726

CEQA

A Campus Facility Master Plan Notice of Determination (SCH #2003051078) was submitted, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2008

Complete construction: January 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 34

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, RENOVATE AND MODERNIZE
BUILDING A
LOS ANGELES TRADE-TECH COLLEGE, LOS ANGELES COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (12)

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 34

California Community Colleges
Los Angeles Community College District; Renovate and Modernize Building A
Los Angeles Trade-Tech College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project will renovate the 54,396 asf Building A by changing office space into needed classrooms and laboratory space. The project will place the performing arts program in close proximity with the Grand Theater to conform to the district's master plan.

Funding and Project Cost Verification

This project is within cost.

\$26,250,000 total authorized project costs

\$26,250,000 total estimated project costs

\$679,000 state project costs previously allocated: preliminary plans \$679,000

\$17,697,000 state project costs to be allocated: working drawings \$742,000; construction \$15,881,000 (\$14,089,000 contracts, \$986,000 contingency, \$806,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,074,000 at EPI 2726

\$295,000 local funds previously allocated: preliminary plans \$295,000

\$7,579,000 local funds to be allocated: working drawings \$317,000; construction \$6,806,000 (\$6,037,000 contracts, \$423,000 contingency, \$346,000 administration, testing, inspection) at CCCI 4421 and equipment \$456,000 at EPI 2726

CEQA

A Campus Facility Master Plan Notice of Determination (SCH #2003031103) was submitted, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2008

Complete construction: April 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 35

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, CLASSROOM/LAB COMPLEX
CITY COLLEGE OF SAN FRANCISCO – OCEAN/PHELAN CAMPUS
SAN FRANCISCO COUNTY**

*Authority: Chapters 47 and 48/06, Item 6870-301-6049 (16)
Chapters 171 and 172/07, Item 6870-301-6049 (34)*

Recognize scope change to terminate project

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 35

California Community Colleges
San Francisco Community College District; Classroom-Lab Complex for Theater, Music, Visual
and Media Arts
Ocean/Phelan Campus, San Francisco County

Action Requested

The requested action will recognize a scope change to terminate project.

Scope Description

The project is not within scope. The authorized scope of the project builds a 62,089 assignable square foot (asf) instructional facility. The project includes 45,244 asf laboratory, 5,450 asf library, 5,225 asf lecture, 4,200 asf office and 1,970 asf other support space.

The Chancellor's Office is requesting a scope change to terminate the project because the initial estimates for this project were not accurate. The original cost estimates for the facility and site development were too low to accomplish the Project's intent and the escalating construction costs overall have compounded this deficiency. The District investigated a scope change to reduce the size of the facility but this option could not bring the project within budget nor maintain the program delivery. As a consequence, the Chancellor's Office has advised the District to terminate the project through the State Public Works Board and return with new estimates for the 2009-10 fiscal year. Finance concurs with this recommendation.

On August 20, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from the above date.

Funding and Cost Verification

The project is not within cost.

\$63,108,000 total authorized project costs

\$74,814,000 total estimated project costs

\$727,000 state project costs previously allocated: preliminary plans \$727,000

\$22,146,000 state project costs to be allocated: working drawings \$797,000; construction \$20,222,000 (\$18,699,000 contracts; \$752,000 contingency; \$771,000 construction management, administration, testing and inspection) at CCCI 4593; and equipment \$1,127,000 at EPI 2744

\$1,257,000 local funds previously allocated: preliminary plans \$1,257,000

\$38,978,000 local funds to be allocated: working drawings \$1,844,000, and construction \$36,007,000 (\$32,439,000 contracts; \$1,805,000 contingency; \$1,763,000 construction management, administration, testing and inspection) at CCCI 4593; and equipment \$1,127,000 at EPI 2744

CEQA

A Notice of Determination was filed with the State Clearinghouse (2003102086) on June 15, 2004 and the public notice period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings	February 2009
Complete Construction	June 2011

Staff Recommendation: Recognize scope change to terminate the project

CONSENT ITEM

CONSENT ITEM – 36

CALIFORNIA COMMUNITY COLLEGES (6870)
SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT, LEARNING RESOURCE
CENTER RENOVATION
SADDLEBACK COLLEGE, ORANGE COUNTY

Authority: Chapters 47 and 48/06, Item 6870-301-6049 (13)

Approve preliminary plans

APPROVED 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 36

California Community Colleges
South Orange Community College District; Learning Resource Center Renovation
Saddleback College, Orange County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project renovates the library and provides for a learning resource center. In addition, the Student Affairs programs and various other classroom spaces will be re-located to this facility from portables that will be demolished as part of this project scope. The library's building systems will be upgraded and structurally repaired. Design refinements during the preliminary plans have resulted in minor adjustments from the approved scope, as follows: lecture, 8,218 asf (-227 asf); laboratory, 10,489 asf (+1,098 asf); office, 7,369 asf (-248 asf); library, 41,102 asf (-2,733 asf); AVTV, 4,608 asf (+300 asf); other, 2,751 asf (-61 asf) for a total of 74,537 asf (-1,871 asf).

Funding and Project Cost Verification

This project is within cost.

\$18,134,000 total authorized project costs

\$21,243,000 total estimated project costs

\$530,000 state project costs previously allocated: preliminary plans \$530,000

\$15,791,000 state project costs to be allocated: working drawings \$626,000; construction \$13,136,000 (\$11,421,000 contracts, \$799,000 contingency, \$916,000 administration, testing, inspection) at CCCI 4421 and equipment \$2,029,000 at EPI 2726

\$59,000 local funds previously allocated: preliminary plans \$59,000

\$1,754,000 local funds to be allocated: working drawings \$70,000; construction \$1,459,000 (\$1,459,000 contracts) at CCCI 4421 and equipment \$225,000 at EPI 2726

\$3,109,000 future local fund augmentation: construction \$3,109,000 (\$3,109,000 contracts) at CCCI 4421

CEQA

A Categorical Exemption (SCH #2004058146) was submitted, and the public comment period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2008

Complete construction: November 2009

Staff Recommendation: Approve preliminary plans

ACTION ITEM

ACTION ITEM – 37

DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW ANTIOCH AREA COURTHOUSE (AKA EAST CONTRA COSTA COURT)
CONTRA COSTA COUNTY
AOC Facility Number 07-G1, DGS Parcel No. 10423

Authority: Trial Court Facilities Act of 2002, Chapter 1082/02, commencing with Section 70301 of the Government Code, as amended and Chapter 38/05, Item 0250-301-3037(1)

Consider authorizing the exchange of real property

APPROVED 2/0

ACTION ITEM

STAFF ANALYSIS ITEM – 37

Department of General Services
Judicial Council of California
New Antioch Area Courthouse – (Aka East Contra Costa Court)
Contra Costa County
AOC Facility Number 07-G1

Action Requested

The requested action will consider authorizing an exchange of real property for this project.

Scope Description

This project is within scope. The Redevelopment Agency of the City of Pittsburg (“the Agency”) is transferring fee title in and to approximately 3 acres of land bounded by Railroad Avenue, Center (Power) Drive, City Hall Drive and the extension of Victory Drive in Pittsburg, California (“the Agency Property”), to the State of California (“the State”) on behalf of the Judicial Council of California (“the Council”), Administrative Office of the Courts (“the AOC”), pursuant to a proposed Agreement for the Exchange of Real Property and Escrow Instructions (“the Agreement”) between the Judicial Council of California, Administrative Office of the Courts and the Agency.

The transfer of the Agency property would occur in or about May 2008. Once the State acquires title to the Agency Property, the AOC intends to develop and construct the New Antioch Area Courthouse to include a building containing seven (7) court sets, approximately 200 paved, surface parking stalls, and related interior and exterior improvements (“the Project”). The State will retain 1.16 acres of its existing courthouse site, known as the Pittsburg-Delta Courthouse (to be demolished), which in conjunction with the 3 acres of land to be conveyed to the State by the Agency will result in a 4.16 acre site for the Project. Construction of the Project is estimated to be completed in April 2010. After completion of the Project, the State will then transfer the remaining 2.86 acres of its existing Pittsburg-Delta Courthouse site to the Agency.

Funding and Cost Verification

This project is within cost. Chapter 38/05, Item 0250-301-3037(1) provides \$7,237,000 for acquisition and preliminary plans. The exchange of properties is at no cost to the State and to the Agency. The only costs associated with this exchange are support costs.

CEQA

The Judicial Council prepared an initial study and mitigated negative declaration to comply with CEQA. The project with its mitigation measures will not have a significant effect on the environment. The Judicial Council, as lead agency, approved the Project on February 23, 2007. A Notice of Determination was filed with the State Clearinghouse on February 26, 2007, and the 30-day statute of limitations expired on March 28, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow for the Agency Property is May 2008
The anticipated close of escrow for the State Property is February 2010

Condition of Property

Department of General Services ("DGS"), Environmental Service Section ("ESS") staff conducted a follow-up, pre-acquisition inspection for the proposed acquisition of property for a new courthouse in Pittsburg for the Superior Court of California, Contra Costa County, on March 28, 2007. The proposed acquisition includes assessor parcel numbers (APNs) 086-100-007, and portions of APNs 086-100-21, and 086-100-022. The previous ESS site selection survey was completed on June 6, 2006. The subject properties are located west of Railroad Avenue, south of Civic Avenue, and north of Center Drive in Pittsburg, California.

APN 086-100-007 consists of a parcel with two structures that accommodate the City of Pittsburg STS Academy, the Pittsburg Community Center, and the Pittsburg Summer Youth Corps located at 2020 Railroad Avenue, and the Pittsburg Employees Federal Credit Union at 2020 Railroad Avenue. There is also a modular trailer and an asphalt and concrete paved area with landscaping on this parcel. The Agency will remove all structures and improvements from this parcel by no later than the end of the Occupancy Period (period from May 1, 2008, through and including July 1, 2008).

APN 086-100-021 is the Administrative Building of the Pittsburg Unified School District located at 2000 Railroad Avenue. On this parcel there are also seven portable buildings, four metal shipping containers, and a parking lot. The Agency will not be obligated to demolish the Administrative Building until it has completed the construction, dedication, and opening of the extension of Victory Street.

APN 086-100-22 is located to the west of the previously described properties and is owned by the City of Pittsburg. This property is north of Center Drive, west of Railroad Avenue, and south of Civic Avenue. A portion of this property is vacant land with a ground cover of wood chips, pea gravel, and sparse grasses. It is lined with trees to the north, west, and south. The Agency will remove all structures and improvements from this parcel by no later than the end of the Occupancy Period.

Phase I Environmental Site Assessments were prepared for all three parcels. The assessments did not identify any major hazards or concerns that would not otherwise be addressed in the demolition and clearing of the respective improvements. Since the first site visit the hole noted in the original condition of property statement has been filled and all materials removed; the construction equipment stored on one site (across Power Avenue) has also been removed.

No new concerns were identified in the most recent site visit and no new or revised environmental site assessments are needed prior to acquisition so long as evidence is provided of proper demolition of all structures and improvements.

Other:

- The State Public Works Board ("SPWB") approved this project for site selection at the July 14, 2006 meeting.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- Pertinent terms and provisions of the Agreement and Amendment to Agreement are as follows:
 - a) A portion of the Agency property is currently owned by the City and the remainder is owned by the Pittsburg Unified School District ("the District"). The Agency is acquiring a portion of the District property by or before December 28, 2007, pursuant to a Property Exchange Agreement, with the exception of a 25 foot strip of land

- located off of the northeast boundary line of the District property. The Agency will use commercially reasonable efforts to acquire the remainder of the District property as promptly as possible thereafter.
- b) If either the Agency or the City acquires the remainder of the District property before May 1, 2008, the Agency will convey the 25 foot strip to the AOC by a grant deed.
 - c) If either the Agency or the City acquires the remainder of the District property after May 1, 2008 but before June 30, 2022, the Agency will convey the 25 foot strip to the AOC by a grant deed.
 - d) If the Agency or the City has not acquired fee title in and to the 25 foot strip of land by or before June 30, 2022, then the Agency will have no further obligation to convey the strip to the State under the Agreement.
 - e) The Agency will convey the Agency Property to the State on or before May 1, 2008. Following the conveyance, the Agency shall have the non-exclusive right to enter, occupy and use the Agency Property through July 1, 2008, subject to the Agency's indemnification obligations contained in the Agreement.
 - f) The Agency will complete demolition of all buildings and improvements that exist on the Agency Property by no later than the end of the Occupancy period (July 1, 2008). The Agency will complete, at their expense, all off-site utilities that are necessary to provide utility connections to the Project on or before June 1, 2009.
 - g) The Agency agrees to construct, complete and dedicate to the public for use as a public street, by such date that is the later of: (i) three months after the AOC's demolition of the Pittsburg-Delta Courthouse on the State Property; or (ii) the date on which the City or Agency acquires fee title in and to all portions of the PUSD property; and at the Agency's sole expense, a two-way street extension between the southwestern boundary line of the State Property and the northwestern boundary line of the Agency Property, extending from Railroad Avenue to City Hall Drive. This extension will be called Victory Street.
 - h) If the AOC does not commence construction of the Project on the Agency Property by November 1, 2010, it will constitute an event of default as provided in the Agreement and will entitle the Agency to exercise either the right of reversion as set forth in the Agency Property Grant Deed or the right of repurchase pursuant to the Agreement.
 - i) The AOC will convey 2.86 acres of existing State property which is the present site of the Pittsburg-Delta Courthouse to the Agency by the later to occur of (1) April 1, 2010; or (2) the earlier to occur of (a) the 90th day after the issuance of a Certificate of Completion for the new courthouse or (b) the date on which the office of the Court Clerk commences operations in the courthouse.
 - j) The Agency agrees to provide the AOC with additional parking stalls in one or more parking lots adjacent to the Agency Property to accommodate the Project and any other future expansion up to a total of 400 parking stalls.
 - k) The Agreement does not include the State's standard environmental indemnification language. However, the Agency will indemnify the State against any liability imposed on the State parties under any Environmental Law for conditions that existed on the Agency Property at the time of close of escrow for the Agency Property, whether or not known to the City parties. Based upon the DGS-ESS site visit to the property and review of the ESA, it does not appear that there are any environmental conditions that would pose exceptional risk to the State.
 - l) After the Agency acquires title to the Agency Property from the City and the District, the Agency will cause the title company to issue to the AOC, with a copy to escrow, a current Preliminary Report for the Agency Property. By April 25, 2008, the Agency must have (i) cured all conditions of title affecting the Agency Property that were timely objected to by the AOC, and (ii) caused the title company to issue to the AOC the Pro Forma Policy for the Agency Property. The Pro Forma Policy must provide for coverage in an amount equal to the then fair market value of the Agency

Property. The title company will issue to the State an ALTA extended-coverage owner's policy of title insurance for the Agency Property at close of escrow.

- m) The AOC is acquiring the Agency Property "As-Is", in reliance upon the AOC's own inspection and investigation of matters affecting the Agency Property as the AOC deems relevant, and not in reliance upon any representation, warranty or obligation of the Agency.
 - n) The Agency is acquiring the State Property "As-Is", in reliance upon its own inspection and investigation of matters affecting the State Property as it deems relevant and not in reliance upon any representations, warranty, or obligation of the State Parties.
- The AOC and the Agency have executed a Memorandum of Agreement to be recorded as promptly as possible after the Agency acquires title to the Agency Property (from the City and the District) to memorialize as a matter of public record the Agreement between the parties.
 - Property Exchange Agreement ("PEA") was executed between the Agency and the District to set forth the anticipated intent and mutual agreement and understanding for the PUSD to convey to the Agency a portion of the site owned by PUSD; and for the City to convey its reversionary interest in the remaining portion of the PUSD site to the PUSD. In addition to conveying its reversionary interest in the PUSD site to the PUSD, the City will also relocate a modular building that is currently on that portion of the PUSD site that is being conveyed to the City.
 - Based on the results of a field investigation and laboratory testing program by Kleinfelder who is the consulting firm that performed a geotechnical investigation of the property, it is their professional opinion that from a geotechnical standpoint the site may be developed as planned for the proposed courthouse building.
 - Funding for this proposed Project was contingent upon the SB1732 facility transfer of the existing Pittsburg-Delta courthouse to the State. Transfer of responsibility occurred on May 26, 2006, and subsequent transfer of title from the County of Contra Costa occurred on December 28, 2006. The State's acquisition of the Pittsburg-Delta courthouse was an equity purchase in the amount of \$85,000.
 - The exchange of real property between the parties will allow approximately \$6 million dollars to revert back to the State Court Facilities Construction Fund.
 - The Agency has determined that the proposed Project supports its goals for revitalization and is consistent with the City's proposed Master Plan.

Staff Recommendation: Authorize the exchange of real property

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ACTION ITEM

ACTION ITEM – 38

**DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
UPPER TRUCKEE RIVER RESTORATION ACQUISITION, TAHOE PINES CAMPGROUND
EI DORADO COUNTY**

Authority: Government Code 66907

Consider authorizing the acquisition of real property through the acceptance of a no-cost acquisition consistent with the staff analysis

APPROVED 2/0

ACTION ITEM

STAFF ANALYSIS ITEM – 38

Department of General Services (DGS)

California Tahoe Conservancy (CTC)

Upper Truckee River Restoration Acquisition, Tahoe Pines Campground

El Dorado County

Action requested

The requested action will consider authorizing the acquisition of real property through the acceptance of a no cost acquisition consistent for this project.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund) for new California Tahoe Conservancy (CTC) and local assistance acquisitions without specifying particular projects or parcels. This request is consistent with the above authority and will authorize acquisition of the fee interest in the improved, 8.117 acre property known as Tahoe Pines Campground located on Highway 50, Meyers, El Dorado County.

The Tahoe Pines Campground is located at the base of Echo Summit adjacent to national forest lands. At the eastern and northern boundaries, the property has 915 feet of frontage along the Upper Truckee River. Echo Creek traverses the westerly portion of the property. Although the CTC does not have an immediate restoration and public access plan for the proposed property, the objectives to acquire this parcel are to allow public access to the Upper Truckee River and restore riparian and forest vegetation as well as fish and wildlife habitat.

Funding and Cost Verification

This project is within cost. This property is being offered to the state from the California Wildlife Foundation (CWF) at no additional cost, with the exception of transaction fees and staff costs (\$22,434). The CWF received state grants from the Resources Agency and the CTC for the purchase price of the property (\$3,011,000 and \$1,180,000 respectively). These grants were provided through local assistance funding. Because state funds were used to acquire this property this transaction is being characterized as a no-cost acquisition in lieu of the acceptance of a gift.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 30, 2007. The 35-day statute of limitations will expire on September 3, 2007.

Project Schedule

The anticipated close of escrow is January 2008.

Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a property inspection of the Tahoe Pines Campground on May 21, 2007. The approximate 8-acre property is located directly south of Highway 50 at the base of Echo Summit and west of the Upper Truckee River with National Forest Land to the south as well as some National Forest Land east of the Upper Truckee River. South Upper Truckee Road is to the west of the property. Echo Creek runs through the property. About 43 percent of the property is classified by the Tahoe Regional Planning Agency as Stream Environment Zone; 57 percent of

the property is considered suitable for development. Vegetation on the property consists primarily of white fir, Jeffrey pine, and lodgepole pine.

The property has been operated as a private campground since 1936. Improvements consist of three residential buildings (one building a combination residence and office with general store), a detached workshop, a restroom/laundry/shower facility, and a pump house that supplies water for the campground. There are 59 campsites for both RV and tent camping. Other structures and utilities include a propane tank by the laundry room, a pressure tank to hold water, two vehicle bridges, and electrical lines that run throughout the property.

Because of the development of the property, a Phase 1 Environmental Site Assessment (ESA) was completed in November, 2006. The ESA was reviewed by DGS-ESS staff and found to be in accordance with the American Society for Testing and Materials Standard Practice Designation E 1527-05. No recognized environmental conditions were identified on the subject property. An asbestos and lead building inspection report prepared on June 5, 2007 indicated that the structure used as a residence, office, and store contains asbestos in the ceiling (approximately 1,600 square feet) and flooring (approximately 280 square feet). Should this structure be demolished or renovated in the future, appropriate local, state, and federal rules/regulations will need to be followed with respect to the handling and disposal of these materials.

No evidence of potential problems with hazardous materials, undocumented storage tanks, buried debris, or other hazardous conditions were observed during the DGS-ESS site visit.

Other:

- Although Government Code Section 66907 does authorize the CTC to acquire fee or lesser interest in real property, including the acceptance of gifts, on behalf of the state, properties or parcels valued in excess of \$550,000 are subject to the Property Acquisition Law and must be approved by the State Public Works Board (Board).
- The Board approved site selection on August 10, 2007.
- The CWF has secured a grant in the amount of \$3,011,000 from the State of California Resources Agency's Proposition 50 Sierra Nevada-Cascade Conservation Grant Program towards the purchase of this property. The \$1,180,000 balance of the CWF's purchase price will be provided by the CTC by a local assistance acquisition grant as authorized in Item 3125-101-6029, Budget Act of 2005.
- The purchase price to be paid by the CWF does not exceed the market value as determined by a DGS approved appraisal. Immediately following the acquisition of the property by the CWF, title will transfer to the CTC at no additional cost to the state.
- The CTC is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement (PAA) will require delivery of title to the property free and clear of any mortgages or liens.
- The property is currently improved with three residences, a shower/laundry/restroom facility, a well house, and recreational vehicle campground hook-ups. The PAA will provide for grantor's removal at grantor's expense prior to close of escrow the shower/laundry/restroom facility, recreational vehicle campground hook-ups, and associated utilities and utility lines. The three residences will remain on the property for possible future use. However, there is no planned project involving these structures at this time.
- Prior to close of escrow, the existing restroom/laundry facility will be demolished and the playground equipment will be removed. Additionally, all water, gas, and sewer lines will be capped, and all infrastructures associated with the 59 campsites and the restroom/laundry facility will be removed, including electrical wiring and all above-ground utility connections and pipes. The office/residential/storage building and two other residences will remain on site, and be available for use by the CTC when the acquisition is completed.

- The CTC may decide to lease the residential structures for a period of time following the state's acquisition. Potential lessees include the current owner, who will continue to own and operate the nearby KOA Campground. Leasing of the residences will likely provide an advantage to the state because planning for future site restoration and river access improvements could take several years. Continued occupancy of the site and the ability to generate annual lease revenue could assist the CTC with site management and to address security issues during the period leading up to restoration.
- Although the property will include some structures at transfer, the CTC's intent is to utilize the acquisition primarily for future riparian and wildlife habitat restoration with controlled public access. There will be no public access to any existing structures at this time.
- The PAA includes CTC's standard indemnification language, which is fairly similar to the standard DGS language. Furthermore, the DGS-ESS site visit did not identify conditions which would suggest this acquisition would pose an exceptional risk to the State.
- There are no relocation benefits applicable to this acquisition other than the current property owner's actual reasonable moving expenses to be determined prior to vacation of the property. It is estimated that the total relocation costs will not exceed \$20,000. Because the CTC may desire to lease the property to the current owner for a period of time, relocation costs may not be incurred immediately following acquisition.
- There is no implied dedication applicable to this property.
- The CTC will incorporate management of this parcel with other CTC owned lands (4,800 plus parcels), pursuant to existing law. As such, the CTC does not anticipate any increased management costs associated with this acquisition. While some public access may occur on this property due to the proximity to Highway 50 and potential public expectations related to public ownership of this property, public access will be limited and controlled by existing gates on the property until such time the CTC has the necessary resources to develop the property and provide quality public access.
- Any changes to public access, use, development, or resources or habitat protection will be addressed through the normal budget process.
- The benefit of acquiring the proposed property appears to exceed any risks. Restoring the proposed property to wildlife habitats and creating public access to the Upper Truckee River support the CTC's goals and policies, such as reducing sediment to Lake Tahoe and providing public access to waterways within the Tahoe Basin.

Staff Recommendation: **Authorize the acquisition of real property through the acceptance of a no-cost acquisition**

ACTION ITEM

ACTION ITEM – 39

**CALIFORNIA TAHOE CONSERVANCY (3125)
SOIL EROSION CONTROL AND WATER QUALITY PROTECTION PROJECT
EI DORADO COUNTY**

Authority: Chapter 38/05, Item 3125-301-6029

Consider establishing scope and costs for the Angora Creek Soil Erosion Control and Water Quality Protection Project in response to the June 2007 Angora Creek Fire

APPROVED 2/0

ACTION ITEM

STAFF ANALYSIS ITEM – 39

California Tahoe Conservancy
Angora Creek Soil Erosion Control and Water Quality Protection Project
El Dorado County

Action requested

The request action will consider establishing scope and costs for the Angora Creek soil erosion control and water quality protection project in response to the June 2007 Angora Creek fire.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund) for new California Tahoe Conservancy (CTC) and local assistance acquisitions without specifying particular projects or parcels. This request will establish scope and costs for the Angora Creek soil erosion control and water quality protection project in the Angora Creek area, El Dorado County.

Between June 24th and July 2, 2007, the Angora Creek fire burned approximately 3,100 acres of forested and subdivided lands in the Lake Tahoe Basin near the community of Meyers and the City of South Lake Tahoe. The fire destroyed 242 homes and 67 other structures and damaged an additional 35 homes. The majority of the fire was located on U.S. Forest Service (USFS) lands. The Conservancy and the Department of Parks and Recreation own approximately 120 acres within the burned area that were also severely damaged.

The Governor has issued two Executive Orders to direct state agencies to (1) take immediate action to address public health and safety issues and to protect Lake Tahoe's water quality and (2) fully cooperate and act expeditiously in recovery efforts related to the Angora Creek fire.

The proposed project will be implemented by the CTC by contracting with state and local agencies and private companies to perform erosion control and water quality protection activities on state owns lands that were affected by the Angora Creek fire. The CTC Board has authorized up to \$2 million to implement this project.

Funding and Cost Verification

This project is within cost. Item 3125-301-6029, Chapter 38, Statutes of 2005, provides funding for this project. The proposed funding is up to \$2 million. Specifically, the funding will be used for the following:

Labor costs:	\$522,000
Materials costs:	\$164,800
Equipment rentals:	\$15,628
Contingency funding:	\$140,800
Monitoring funding:	\$400,000

CEQA

The proposed erosion control and water quality control activities that are undertaken by the CTC in response to the June 2007 Angora Creek fire are exempt from the provisions of the California Environmental Quality Act (CEQA). The removal of dead timber, installation of erosion control improvements, and related restoration work is part of emergency response to the wild fire. The

CEQA provides that responses to emergencies are exempt from the preparation of an environmental document.

Project Schedule

The proposed project has been scheduled for completion by the end of October 2007 before anticipated winter runoff events occur. The general sequence for the activities is as follows:

- Removing high hazard risks (completed)
- Assessing damage (completed)
- Removing dead and dying trees (in process- to be completed by mid-September)
- Installing surface energy dissipating structures to stabilize and protect burned slopes and to prevent surface erosion and the movement of sediment to nearby streams (to be completed by late September)
- Soil Scarification (to be completed by late October)
- Seeding (to be completed by late October)
- Mulching (to be completed by late October)

Project Description

The soil erosion control and water quality protection project including the following tasks:

- Removing dead and dying trees that pose a safety hazard to adjacent residents
- Stabilizing and protecting burned slopes by planting and mulching
- Installing surface energy dissipating structures to stabilize and protect burned slopes and to prevent surface erosion and the movement of sediment to nearby streams
- Reestablishing soil function by treating soils with pine needle, rice straw, and/or wood chip mulch

Other:

- The proposed project will improve the burned areas better than its pre-fire condition. Erosion control measures (e.g. contour logs, water bars, other directive drainage facilities, and small basins) are being installed on the steeper slopes and along historically deficient roads or gullies to curb erosion and protect water quality. The reseeding efforts, combined with the natural regeneration of fire-dependent and fire-tolerant plant species, will produce new shrub growth that enhances wildlife habitat for deer and smaller mammals. The pre-fire condition generally consisted of an even-aged vegetation stand that provided minimal habitat and forage for deer.
- The proposed project will also create a new forest structure by changing the forest species composition from the pre-fire condition where white fir trees often dominated the landscape to sugar pine, cedar, and Jeffrey pine, the three conifer species that historically dominated the upland landscape prior to logging in the late 19th century. The new forest structure will provide a forest environment that represents a mosaic of conifer and brush species, with wildlife habitat diversity that did not exist before the fire.
- The proposed project is already underway. Due to the urgency nature of the activities to address public health and safety issues and to protect Lake Tahoe's water quality, it is reasonable for the CTC to act prior obtaining Public Works Board approval.
- The CTC is in the process to submit a multi-agency proposal to request additional funding for fuels reduction activities to reduce forest fires in the Tahoe Basin.

Staff Recommendation: **Authorize to establish scope and costs for the Angora Creek Erosion Control and Water Quality Protection Project in response to the June 2007 Angora Creek Fire**

OTHER BUSINESS

OTHER ITEM – 40

OTHER BUSINESS

In October 2006, the Office of State Audits and Evaluations (OSAE) was conducting an audit of the Proposition 13 bond funds. The Proposition 13 bond provided funding for the Watershed Science Research Center project (Watershed Project) on the University of California Davis campus. The audit discovered that the Watershed Project expenditures were in compliance with the budget authority. However, the audit also revealed that, while the Watershed Project was budgeted in the standard streamlined project funding items, it did not contain the provisional language necessary to allow for the streamline process. (The streamline process delegates the responsibility to the University of California to act in lieu of the State Public Works Board (SPWB) in the oversight of streamlined projects and ensure they are built with the approved state scope and cost.) Since the provisional language that provides for this delegated authority was missing, the Watershed Project should have gone through the normal SPWB approval processes, which it did not.

The Watershed Project was appropriated in Item 6440-302-6014, Budget Act of 2002. The University had requested the Watershed Project be budgeted as a streamlined project. Unfortunately, neither the University nor the Department of Finance staff recognized and corrected the budget item to add the necessary provisional language. Further complicating matters is the fact that when the Watershed Project was built, the University of California staff, at both the campus and the President's Office, did not fully understand that the budget item number does not give the delegated authority for streamlining projects. Rather the provisional language provides that authority. The President's Office is now very clear on this matter and has taken several steps to ensure this type of incident does not occur again. These steps are as follows:

4. The President's Office has implemented new internal controls to ensure more effective review and analysis of the annual budget act to make certain that the appropriate/necessary provisional language is provided for all capital outlay projects.
5. The University is conducting a comprehensive training program for campus staff charged with the implementation of capital outlay projects that will result in additional review and analysis in the administration of projects using the streamlining process.
6. The campuses and the Office of the President will be cross-checking each other on the administration of streamlined projects.

REPORTABLES

To be presented at meeting.

Respectfully Submitted

By:

Greg Rogers
Administrative Secretary